



Wolf Creek Public Schools

Creating Success For All Learners

Three Year Capital Plan 2023-2026



**Wolf Creek Public Schools
Capital Plan
2023-2026**

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**Wolf Creek Public Schools
Capital Plan
2023-2026**

Executive Summary

A three year capital plan is developed to address the modernization needs of the existing school facilities operated by the Board as well as the need for new or replacement school facilities. The Wolf Creek Public Schools' plan considers the following project drivers in our determination of which projects are prioritized in this plan:

Health and Safety	<ul style="list-style-type: none">• Potential Structural Deficiencies• Hazardous Materials
Building Condition	<ul style="list-style-type: none">• Mechanical• Electrical
Enrolment Pressures	<ul style="list-style-type: none">• Ability to accommodate of students in the school
Functionality and Programming	<ul style="list-style-type: none">• Ability to provide new or improved programming• Technology needs
Legal	<ul style="list-style-type: none">• Legal rights• Equity of access

The above drivers have been reviewed for each of our schools and then prioritized based on the following:

	High Need (Tier 1) <ul style="list-style-type: none">• Projects that will address school facilities that are unsuitable, unsafe, or pose a high risk to students and/or staff
	Medium/High Need (Tier 2) <ul style="list-style-type: none">• Projects that are considered immediate need.• These projects may require an active mitigation strategy to be in place to address needs.
	Medium Need (Tier 3) <ul style="list-style-type: none">• Projects that are considered to have emerging needs.

A 10 Year Capital Plan was authorized by our Board and Group2 Architecture Interior Design was commissioned to develop it. A summary of this plan was presented on May 2, 2019 by Group2 Architecture Interior Design and the full report was accepted by The Board of Trustees of Wolf Creek School Division as information on September 19, 2019. The information in the study was utilized to support the requests in our 3 year Capital Plan.

Wolf Creek Public Schools Capital Priorities

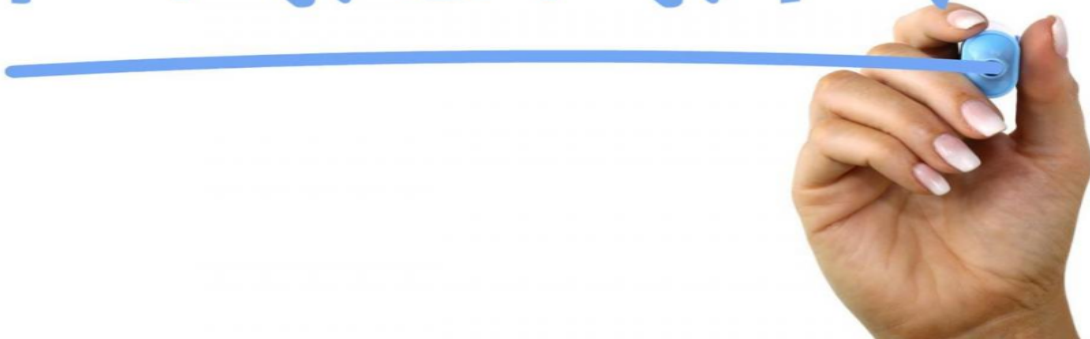


1. Iron Ridge
Elementary Campus -
Replacement School



2. École J.S.
McCormick School -
Replacement School

PRIORITY



Priority One

- **Iron Ridge Elementary Campus Replacement School with increased capacity in Blackfalds, Alberta**



- Iron Ridge Elementary Campus is an ECS Grade K-3 school in Blackfalds, Alberta with a total area of 4,222 m² and a rated capacity of 505 including 4 modulars. The Iron Ridge Elementary Campus 2021-2022 adjusted enrollment is 389 and the school's space utilization is currently at 77.0%. Alberta Infrastructure's most recent facility audit on Iron Ridge Elementary Campus was in 2009 and the school facility condition rating (FCR) was 20.97% at that time.
- The original 621.6 m² single story wood frame school and basement building was constructed in 1949 and various additions have been added over several decades as follows:
 - In 1958 a 558.4 m² addition
 - In 1963 a 465.0 m² addition
 - In 1965 a 634.2 m² addition
 - In 1971 a 334.4 m² addition
 - In 1983 a 1317.5 m² addition
 - Four modulars have been added between 2012 and 2017
- The [Cornerstone Foundation Value Study](#) commissioned by Alberta Education identified the need for a replacement school.
- The [RECAPP Facility Report](#) completed in 2010 identified \$2,193,900 in items with condition ratings 2- Poor or 3 - Marginal. This study was completed 11 years ago.
 - A large item in the above listed the 1949 section as a level 2 priority that does not meet requirements. The total replacement value of this section was \$1,200,000. This calculation was determined 11 years ago.

This school shows four of the five project drivers as issues that will need to be addressed.

- **Health and Safety**

- The current conditions of areas of the school are concerning. The age of the buildings and considering the older air handling equipment, there are potential concerns as to how long into the future the health and safety of our students and staff can be assured.
- The state of the school did spring to the forefront during COVID pandemic with the need to upgrade water fountains and water faucets in the washrooms.

- **Building Condition**

- The 1949 section was written off by the County of Lacombe Board of Education prior to the formation of The Wolf Creek School Division in 1995. This space has been utilized to facilitate the enrollment growth needs even though conditions are well below normal acceptable standards.

- The overall condition of this 1949 structure is quite poor and downgrades the overall appearance of the rest of the school dramatically. As indicated above in the RECAPP report this area was specifically listed as being in poor condition and requirement replacement.
- The 1949 section of the school is not appealing to parents and has been commented on by parents and staff. The removal or closure of this section may be required for safety and mechanical efficiency reasons.
- The older sections of the school have become very limited as an education venue with no sound proofing and without proper air handling.
- Facility Audit indicated a score of 870 in 1999 when completed. An additional 18 years have passed since this audit which would likely increase this result.
- [Iron Ridge Elementary Campus Facility Evaluation Report](#)

Blackfalds - Iron Ridge Campus (B2455A)																									
<table border="1"> <thead> <tr> <th colspan="2">Facility Details</th> </tr> </thead> <tbody> <tr> <td>Building Name:</td> <td>Iron Ridge Campus</td> </tr> <tr> <td>Address:</td> <td>P. O. Box 160</td> </tr> <tr> <td>Location:</td> <td>Blackfalds</td> </tr> <tr> <td>Building Id:</td> <td>B2455A</td> </tr> <tr> <td>Gross Area (sq. m):</td> <td>3,931.13</td> </tr> <tr> <td>Replacement Cost:</td> <td>\$11,522,044</td> </tr> <tr> <td>Construction Year:</td> <td>1949</td> </tr> </tbody> </table>	Facility Details		Building Name:	Iron Ridge Campus	Address:	P. O. Box 160	Location:	Blackfalds	Building Id:	B2455A	Gross Area (sq. m):	3,931.13	Replacement Cost:	\$11,522,044	Construction Year:	1949	<table border="1"> <thead> <tr> <th colspan="2">Evaluation Details</th> </tr> </thead> <tbody> <tr> <td>Evaluation Company:</td> <td>Sherri Turpin - Architect</td> </tr> <tr> <td>Evaluation Date:</td> <td>October 15 2009</td> </tr> <tr> <td>Evaluator Name:</td> <td>Sherri Turpin</td> </tr> </tbody> </table>	Evaluation Details		Evaluation Company:	Sherri Turpin - Architect	Evaluation Date:	October 15 2009	Evaluator Name:	Sherri Turpin
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Total Maintenance Events Next 5 years: \$2,415,700 5 year Facility Condition Index (FCI): 20.97%																									

General Summary:

The original 621.6sm single storey school and basement was built in 1949.
 In 1958 there was a 558.4sm addition
 In 1963 there was a 465sm addition
 In 1965 there was a 634.2sm addition
 In 1971 there was a 334.4sm addition
 In 1983 there was a 1317.5sm addition including a gym
 The total gross area of the school is 3,931sm.
 The school is in fair (acceptable) condition.
 The capacity of the school is 475 students.

Structural Summary:

The 1949 Section and 1958 Section are constructed with concrete foundation walls on concrete strip footings with wood frame walls and roof framing.
 The 1963/1965/1971 Sections have concrete block foundation walls on concrete strip footings. The walls are concrete block, and roof wood joist construction.
 The 1983 Addition was constructed of concrete block walls on concrete strip footings, and steel roof system.
 Overall the structure of the building is in acceptable condition.

Envelope Summary:

The envelope consists of exterior walls clad with brick, block, metal cladding, metal flashings, metal soffits and fascia. Windows are aluminum, doors are aluminum and hollow metal. The roofing is SBS on the older sections, with some BUR and steel roof system on the 1983 Section. The 1949 Section has asphalt shingles. There are aluminum windows, and aluminum and steel frame doors.
 Overall the envelope is in acceptable condition.

Interior Summary:

The interior has Vinyl Asbestos Tile, VCT, vinyl sheet flooring, ceramic tile washrooms, laminate and carpet flooring. The gym has a sprung wood floor. Walls are painted block and drywall. Ceilings are fibre tiles adhered to drywall, painted drywall, and suspended acoustic tile.
 Vinyl Asbestos Tiles in 1958, 1963, 1965 classroom wings (properly contained), to be managed in place. Noted under Resilient Flooring.
 Water supply insulation in the 1983 addition is satisfactory but all other areas in the school should be tested for asbestos insulation.
 Ductwork may contain asbestos insulated lining.
 Overall the interior finishes are in fair condition.

Mechanical Summary:

The school heating and ventilation system consists of variety furnaces located throughout the building and serving designated areas. Furnaces are located in numerous mechanical rooms located in 1949, 1958, 1965, 1971 and 1983 sections. Additionally to that 1983 section is complete with boiler plant to distribute heating water to perimeter radiation and force flow heaters. 1983 Gymnasium is served by two indoor air handling units.
 1971 section had been modernized in 2008 and is served by four Change Air furnaces. 1965 Science Room HVAC system was replaced in 1996 with new classroom furnace.
 Domestic hot water is generated by three gas fired, domestic water heaters complete with hot water recirculation system.
 Conventional plumbing fixtures throughout the facility.
 Control system is Johnson Controls digital programmable BMCS serving only 1983 Addition.

- - This report was completed in October 2009 and despite an excellent facilities department there are issues with the building that are related to mechanical, electrical and building conditions. The report estimated that Total Maintenance Events in the next 5 years would be approximately \$2,415,700. The

school facility condition rating (FCR) was 20.97% at that time.

- The previous five years of large maintenance projects that have been addressed in this school are as follows:
 - Air conditioning (2017) - estimated at \$20,000
 - Chain link fence (2017) - \$7,388
 - Roof repair (2017) - \$54,061
 - Staffroom reflooring - estimated at \$5,000
 - Interior lights upgrade (2021) - \$10,000
 - Cameras installed (2021) - \$5,000
 - Touchless Sinks (2020) - \$20,000
 - Bottle Fillers (2020) - \$6,000
 - Bathroom Partitions (2021) - \$10,000
 - Water Flow Monitor (2021) - \$6,500
 - Security System Upgrade (2021) - \$34,000
 - PA System Upgrade (2021) - \$15,000

- **Enrolment Pressures**

- Enrolment projections for the schools in the Town of Blackfalds are for continued high growth over the next ten years. Although the Town population growth has slowed it is still growing and continues to be the second fastest growing municipality in Alberta. The Iron Ridge Elementary Campus will continue to be a crucial part of the space needed to ensure the viable delivery of education programming in the Town of Blackfalds for the next 25 years and beyond.

- **Functionality and Programming**

- Wolf Creek Public Schools recognizes that Iron Ridge Elementary Campus facility has considerable functional constraints with a layout that does not meet 21st Century pedagogy and building condition concerns with high operating costs and the school is expensive to maintain. Right-sizing and modernizing the facility will alleviate the financial burden of operating and maintenance costs and create a facility that meets program needs.
- Current accommodations include:
 - Library has been converted into a classroom space and a temporary library space has been developed in a much smaller room of the 1949 section. This configuration is not conducive to adequate or acceptable learning environments.

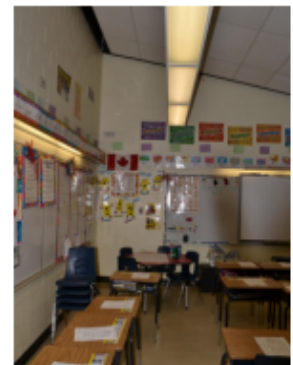
- Change rooms have been converted into a classroom space.
- Music room has been converted into a classroom space and the music program is now being delivered out of a regular classroom space that was not designed for that use. The acoustics and physical layout limit some aspects of program delivery.
- Gymnasium capacity limits the number of classes that can access the space given Alberta Education's requirements.

Iron Ridge Elementary Campus BLACKFALDS, AB

Location	4710 Broadway Avenue
Grades	K-3
Total Capacity	505
Net Capacity	505
Adjusted 2017/18 Enrollment	480
Utilization	95%



- The school is 36 – 70 years old. The original section was built in 1949 with additions in 1958, 1963, 1965, 1971 and 1983. Modularity was added in 2013 and 2017.
- The school has several old forced air furnaces and one boiler (1983) that requires replacement.
- The main entrance of the school is not barrier-free as it has steps and although located off the administration area, there is no visibility of the entrance. The 1965 section does provide wheelchair access.
- Overall, classrooms in the school are dated; paint and millwork, worn flooring (much wooden), damaged tiles. No millwork – metal shelving.
- Overall, all the washrooms are very dated and not barrier-free and not gender neutral.
- There is no wrap around space; however, there are a few small spaces used as offices and pull-out spaces.
- There is no real ancillary space.
- There is limited gathering space.
- The library has poor light.
- The gymnasium is small and has a divider curtain to allow for two gymnasium spaces. The locker rooms are dated, and tiles are in need of replacement. Showers are used as storage. There is a small fitness room with little usable space.
- In comparison with Alberta Education's Guidelines for a 500 capacity K-6 school, Iron Ridge Elementary School is only slightly undersized. The school has more regular classrooms than required. Instructional area is short by almost 200m² in ancillary space and 80m² in library space. The administration area and staff room are short by 78m², 30m² in wrap around space and 120m² in flexible space.
- The existing space is not functional and limits program.



RECOMMENDATION:
See Blackfalds Solution



Main drivers:

- Overall, the school is extremely dated. The original section is 70 years old and the newest section 36 years old.
- Mechanical and electrical systems are past their life expectancy and will require replacement as soon as possible, as will interior and exterior finishes and any required code issue and hazardous material abatement.
- The front entrance, located at the administration area, is not barrier-free and provides no visibility, which is a safety concern.
- There are no barrier-free and gender-neutral washroom options.
- The age of the school and the high utilization support a replacement school for cost effectiveness.

Program requirements should include:

- When compared to Alberta Education's Guidelines, there is a shortage of regular classroom space for the school capacity, further complicated because there is no ancillary or gathering space to meet programming requirements.
- The lack of ancillary space and multi-purpose space prohibits the ability for the school to offer 21st Century Learning opportunities for students.
- The school requires instructional space, ancillary space and flex-space that is functional and allows for 21st century Learning opportunities which require multi-purpose space which is flexible and adaptable to allow for interactive learning. Examples are garage doors and movable walls, makerspaces, creative spaces and additional gathering spaces for students to work independently or in small groups.
- Ancillary spaces need to be increasingly fun, bright, flexible and adaptable: movable walls, informal communal teaching areas, group learning in library spaces and creative studios and makerspaces where students have the opportunity to explore their interests using tools and materials that are both physical and virtual.
- There is no proper wrap around space for consultants and counseling which requires designated areas which are private and respect confidentiality.



TIER 1 Requirement

The last municipal census that the Town of Blackfalds facilitated was in 2018. At that time the Town continued to present an extreme rate of growth. The Town has shown a 48.1% growth rate between 2011 and 2018 from 6,300 to a population of 10,125. [Town of Blackfalds Census Report 2018](#) indicates the most recent census conducted by the Town.



A more recent census shows that the population growth continues. The population breakdown is a key analyzer for Wolf Creek as it shows a high percentage of school age children.

A Place to Grow Your Family

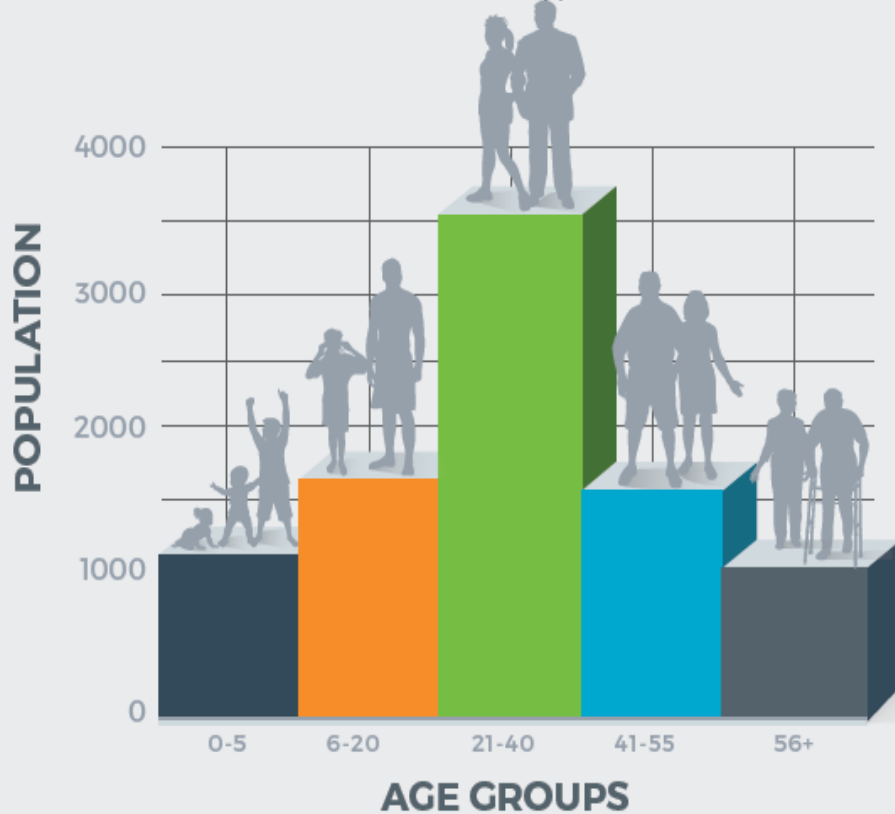
Blackfalds has a very solid base of young and growing families – the largest age group being 21 to 40 (35%) and 0 to 20 at 30%.

The over 56 age group is now the same percentage as the 0 to 5 group with both at 11%. This seems to represent a stabilization of the growth in young families and the Town is now attracting moderate growth in the older generations.

The age groups are also growing older and progressing into the next age bracket.

The weighted average for age continues to be 30 which is significantly younger than the provincial median. The average age for children under 20 is 8.2 years and the average age for adults is 40.9 years of age.

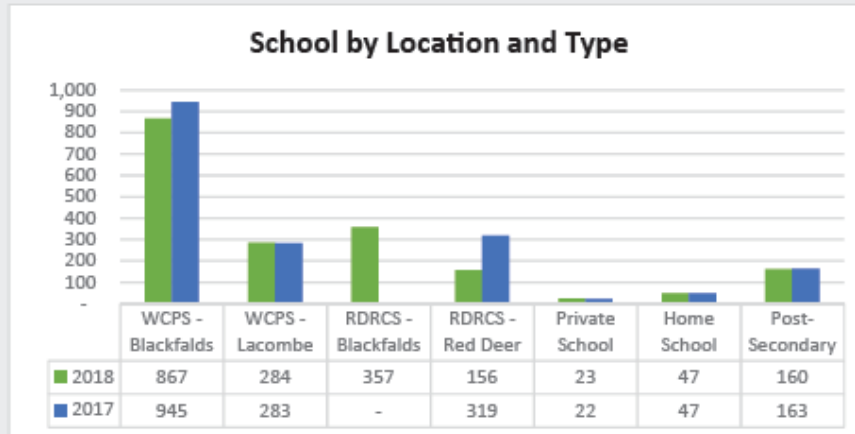
For more detailed information, check Appendices 1.2 and 1.3.



Age	2018	2009
0 to 5	1,158	696
6 to 20	1,854	1,050
21 to 55	5,031	3,229
Over 55	1,074	422
Total	9,117	5,397

Note: Excludes undeclared.

APPENDIX 3.3 Education by Location



District	2018	2017	%
WCPS - Blackfalds	867	945	43%
WCPS - Lacombe	284	283	14%
RDRCS - Blackfalds	357	-	18%
RDRCS - Red Deer	156	319	8%
Private School	23	22	1%
Home School	47	47	2%
Post-Secondary	160	163	8%
Other - Self Directed, online, correspondence	139	106	7%
Total	2,033	1,885	100%

Note - Lacombe Outreach of 21 included in Lacombe

As per the census there are 1,151 of the ages 6-20 students that are currently attending Wolf Creek Public Schools either in Blackfalds or in Lacombe.

The Government of Alberta commissioned a third party value added study to review value comparisons of the following to determine which option provides the best value solution for the jurisdiction and the province:

- A. Modernizing the existing facility and increasing the capacity to 600 students or;
- B. Replace the existing facility with a new 600 Capacity K-3 school.

The results of this study have determined the need to re-prioritize the emergent needs of Wolf Creek to address the needs of the community and resulted in a change from modernization of the Iron Ridge Elementary Campus to a 600 capacity replacement school on the same site. This choice would be retaining the four portables that are currently on the site and adding them to the new building to create a 600 capacity school. The study found that this provided the best value to the school division and the province due to the increased usability into the future.

Wolf Creek Public Schools Commissioned Group 2 Architecture Interior Design 10 Year Capital Plan Blackfalds Solution Summary:

BLACKFALDS

Census information for the Town of Blackfalds recorded a 48.1% growth between 2011 and 2016.

Alberta Education's Area Capacity and Utilization Reports indicate that adjusted enrollment from 2017/2018 at Iron Ridge Elementary Campus (K-3) is 480, an increase of 8 students in the last two-year period. The utilization is 95%.

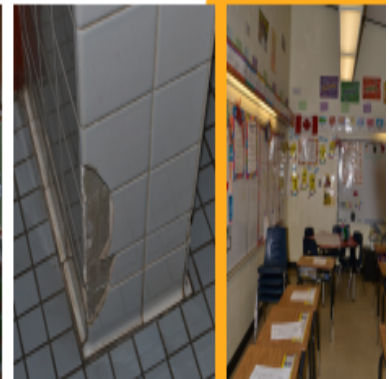
Alberta Education's Area Capacity and Utilization Reports indicate that adjusted enrollment from 2017/2018 at Iron Ridge Intermediate Campus (4-6) is 314, a decrease of 25 students in the last two-year period. The utilization is 80%.

Alberta Education's Area Capacity and Utilization Reports indicate that adjusted enrollment from 2017/2018 at Iron Ridge Junior Campus (7-9) is 260, a decrease of 3 students in the last two-year periods. The utilization is 80%.

For planning purposes, it assumed that overall, adjusted enrollments will remain stable in Blackfalds.

IRON RIDGE ELEMENTARY CAMPUS

Location	4710 Broadway Ave
Grades	K-3
Total Capacity	505
Net Capacity	505
Adjusted 2017/2018 Enrollment	480
Utilization	95%



BLACKFALDS

IRON RIDGE INTERMEDIATE CAMPUS

Location	101 Cottonwood Drive
Grades	4-6
Total Capacity	400
Net Capacity	400
Adjusted 2017/2018 Enrollment	314
Utilization	80%



IRON RIDGE JUNIOR CAMPUS

Location	5200 Leung Road
Grades	7-9
Total Capacity	327
Net Capacity	327
Adjusted 2017/2018 Enrollment	260
Utilization	80%



BLACKFALDS SOLUTION

RECOMMENDATION: New School



1. Request a new, 650 capacity, 7-12 junior/senior high school which would have 3 CTS and a large gymnasium based on the following criteria:
 - High utilization in grades K-6 moving through the system into junior high and high school.
 - There is currently no CTS space at the junior high to meet programming requirements.
 - There is currently no high school in the Town of Blackfalds. Lacombe Composite High School is 81% utilized and both communities are experiencing growth.

2. When the new junior/senior high school opens, reconfigure grade K-6 students in Blackfalds between the three existing schools.

RECOMMENDATION: Replacement



3. Request a 500 capacity replacement school for Iron Ridge Elementary Campus based on the following criteria:
 - High utilization and continued growth.
 - Age and condition of the existing school.
 - Safety concerns related to the lack of visibility of the front entrance from the administration area.
 - Lack of barrier-free access.
 - Cost effectiveness of a new school as compared to a modernization

Iron Ridge Elementary School

Grades K-6 - Core School Capital Manual m2			Iron Ridge Intermediate Campus 4-6 m2			Differences m2	
						Student Capacity	Capital Manual vs Existing
Student Capacity	400		Student Capacity	400			
Instructional Area			Instructional Area			Instructional Area	
Classrooms	11 @ 80	880	Classrooms	14 @ 1,100.4	15,405.6	Classrooms	220
Science	2 @ 95	190	Science	2 @ 164.5	329.0	Science	-24
Ancillary	1 @ 130	130	Ancillary	0 @ 0.0	0.0	Ancillary	-130
Ancillary	2 @ 90	180	Ancillary	0 @ 0.0	0.0	Ancillary	-180
Gym		430	Gym		431.1	Gym	1
Gym Storage		43	Gym Storage		50.0	Gym Storage	7
Library		160	Library		195.8	Library	36
Subtotal		2,013	Subtotal		1,941.8	Subtotal	-71
Non Instructional Area			Non Instructional Area			Non Instructional Area	
Admin/Staff		227	Admin/Staff		376.4	Admin/Staff	149
Wrap-Around Services		20	Wrap Around		38.7	Wrap-Around Services	19
Mechanical & Meter Rooms		108	Mechanical & Meter Rooms		182.2	Mechanical & Meter Rooms	74
Recycle Room (LEED)		11	Recycle Room (LEED)		13.6	Recycle Room (LEED)	3
Phys Ed.		70	Phys Ed.		9.4	Phys Ed.	-61
Circ.		503	Circ.		660.3	Circ.	157
Wall Area		242	Wall Area		330.2	Wall Area	88
Storage		70	Storage/Janitor		90.5	Storage	21
Washrooms		48	Washrooms		96.0	Washrooms	48
Accessible Washroom		12	Accessible Washroom		13.0	Accessible Washroom	1
Flexible Space		96	Flexible Space		0.0	Flexible Space	-96
Wiring Network		30	Wiring Network		22.0	Wiring Network	-8
Subtotal		1,437	Subtotal		1,832.3	Subtotal	395
Required Area		3,450	Area		3,774.1	Area Difference	324
	per student	6.90		per student	12.6		
CTS Suite	0 @ 200	0	CTS Suites (IA, FF, Bus Ed)	0 @ 0.0	0.0	CTS Suites	0
Less One Classroom		0	Total CTS		0.0	Difference	0
Area for 1 CTS Suite		0	Area		3,774.1	Area	324
Required Area		3,450	Total Area		3,774	Total Required	324
Total Required		3,450					

School Tour including notes for all rooms in the building are included in the Group 2 Architecture Interior Design study.

Site Readiness

- The current land allocated to the Iron Ridge Elementary Campus is large with room for expansion or reconfiguration.
- In the revised capital plan the placement of the replacement school will potentially impact a water line that would have to be relocated. The Town of Blackfalds has indicated their commitment to prioritizing the site readiness with The Board of Trustees of Wolf Creek School Division once the determination of building the replacement school is made.



Infrastructure Performance

- c. 1949 Section represents a dilapidated and inefficient structure that detracts from the overall esthetic value of the school. Investing further resources to upgrade or maintain the area is not advisable.
- d. General drainage from poorly designed downspouts has been an ongoing concern at the school.
- e. The administration area has virtually no sitelines to the front entrance which creates a safety concern due to inability to monitor visitors appropriately. Additionally the administration area is significantly undersized to serve the increased student enrolment.

Additional Information

- f. Our meetings with the Town of Blackfalds have reiterated a strong indication from the current public of Town of Blackfalds and the current Town Council that participating in a partnership with The Wolf Creek School Division would mutually benefit both the students and the community.
 - i. Projects that are being contemplated
 - Library that services the Town and the School
 - Parent link

Project Implications

If this project is not approved the school infrastructure will move closer to major component failure. This school is crucial to meeting the needs of the projected student population in the Town of Blackfalds.

We have already felt the impact of having an older and insufficient school in the community as our September 30, 2017 enrollment at this school decreased by 78 students from our spring projection. We believe, based on an analysis of possible anecdotal evidence, that this facility does not have a strong “curb appeal” for parents and students. This is due to the condition of the 1949 section and the overall space and condition of the school. The school has an extreme “old” feel to it and is not capable of being adapted to the 21st Century learning needs and initiatives that will be incorporated into a new school and modernized school concept.

Project Budget

600 Capacity K-3 Replacement Facility, Demo Existing School, 4 Modulars, Relocate Playground Area 4,713 M³

Hard Construction Costs	\$14,992,951
Soft/Other Construction Costs	\$ 2,496,943
GST Non-Refundable	<u>\$ 279,870</u>
 Total Capital Costs (End Cost)	 <u>\$17,771,764</u>

Cost analysis derived from Value Study Report commissioned by Alberta Education.

The study was very thorough and analyzed the project in depth before arriving at the replacement school model above as the best solution for this school.

25 YEAR CUMULATIVE				
	Options			
	Baseline 600 Capacity, Demo 1949 & Admin, Modernize & Right Size to Current Guidelines, 4 Modulars, Relocate Playground	Plan 1 - 600 Cap K-3 Replacement Facility, Demo Existing School, 4 Modulars, Relocate Playground	Plan 2 - 600 Capacity, Demo 1949 & 1958, Modernize & Right Size to Current Guidelines, 4 Modulars, Relocate Playground	Plan 3 - 600 Capacity, Demo 1949, 1958, 1963, 1965 Admin, & 1971, Modernize & Right Size to Current Guidelines, 4 Modulars
Area (m ²)	4,773	4,713	4,773	4,773
CAPITAL COSTS - 2018				
Hard Construction Cost	\$13,102,780	\$14,992,951	\$13,784,147	\$14,496,757
Soft / Other Construction Cost	\$2,096,445	\$2,498,943	\$2,205,464	\$2,619,481
GST - Non Refundable	\$243,188	\$279,870	\$255,834	\$273,860
Escalation	\$0	\$0	\$0	\$0
TOTAL CAPITAL COSTS (End Cost)	\$15,442,412	\$17,771,764	\$16,245,444	\$17,390,098
CUMULATIVE OPERATIONS & MAINTENANCE COSTS				
Community	\$0	\$0	\$0	\$0
Receipts/Income	\$0	\$0	\$0	\$0
Facility Systems Maintenance	\$5,366,939	\$4,906,919	\$5,366,939	\$5,366,939
Facility Operations - Utilities	\$4,242,258	\$3,878,638	\$4,242,258	\$4,242,258
Facility Operations - Expenses	\$6,708,673	\$6,624,340	\$6,708,673	\$6,708,673
CAPITAL / CYCLICAL RENEWAL	\$0	\$0	\$0	\$0
Total Future Costs	\$31,760,282	\$33,181,661	\$32,563,314	\$33,707,968
Total Net Present Value (nPV)	\$23,365,195	\$25,257,041	\$24,168,227	\$25,312,881
RANKING (excludes Residual)	1	3	2	4
Residual Value				
Residual Value at Year 25	\$0	\$0	\$0	\$0
Total Cost at Year 25 (nPV)	\$23,365,195	\$25,257,041	\$24,168,227	\$25,312,881
RANKING (includes Residual)	1	3	2	4
Area (m ²)	4,773	4,713	4,773	4,773

Blackfalds Sector

- Students in Blackfalds currently receive Grade K-9 education in the Town and then are transported to the City of Lacombe for Grade 10-12 education. The government has approved funding for a Grade 9-12 school within the Town of Blackfalds.
- Schools serving students for this sector
 - Iron Ridge Elementary Campus
 - Two portables were added September 2017
 - Adding additional portables to this facility to increase it beyond the 505 capacity are limited in areas to place on the property. The optimal placement for the structure itself would be on the east side however attaching to the earliest components of the school is not a preferred solution as this creates mechanical and logistical issues.
 - Iron Ridge Intermediate Campus
 - Four (4) modular classrooms can be added to this school.
 - Iron Ridge Junior Campus
 - No additional modular classrooms can be added to this school without an additional washroom modular unit.

Wolf Creek Student Projections - Town of Blackfalds (assuming 5% ECS Growth over next 5 years)

Grade	ECS	1	2	3	4	5	6	K-6	7	8	9	7-9	Total	FTE
2021-22	116	104	93	74	87	101	95	670	91	95	97	283	953	910
2022-23	133	106	99	86	71	84	90	669	91	91	94	276	945	910
2023-24	140	121	101	91	83	68	81	685	86	91	90	267	952	911
2024-25	147	127	115	93	87	80	65	714	78	86	90	254	968	925
2025-26	154	134	121	106	89	84	77	765	62	78	85	225	990	946
2026-27	162	140	127	111	102	85	81	808	74	62	77	213	1021	970
2027-28	162	147	133	117	107	98	82	846	78	74	61	213	1059	1,006
2028-29	162	147	140	122	112	103	94	880	79	78	73	230	1110	1,054
2029-30	162	147	140	129	117	108	99	902	90	79	77	246	1148	1,090
2030-31	162	147	140	129	124	112	104	918	95	90	78	263	1181	1,119
2031-32	162	147	140	129	124	119	108	929	100	95	89	284	1213	1,151
2032-33	162	147	140	129	124	119	114	935	104	100	94	298	1233	1,171

Iron Ridge Elementary Campus

Year	Enrolment	FTE Enrolment	Special Ed Factor	Total	Capacity	% Utilization
2021-22	387	329	31	360	505	71.3%
2022-23	424	358	31	389	505	77.0%
2023-24	453	383	31	414	505	82.0%
2024-25	482	409	31	440	505	87.1%
2025-26	515	438	31	469	505	92.9%
2026-27	540	459	31	490	505	97.0%
2027-28	559	478	31	509	505	100.8%
2028-29	571	490	31	521	505	103.2%
2029-30	578	497	31	528	505	104.6%
2030-31	578	497	31	528	505	104.6%
2031-32	578	497	31	528	505	104.6%
2032-33	578	497	31	528	505	104.6%

Iron Ridge Intermediate Campus

Year	Enrolment	FTE Enrolment	Special Ed Factor	Total	Capacity	% Utilization
2021-22	283	283	10	293	365	80.3%
2022-23	245	245	10	255	365	69.9%
2023-24	232	232	10	242	365	66.3%
2024-25	232	232	10	242	365	66.3%
2025-26	250	250	10	260	365	71.2%
2026-27	268	268	10	278	365	76.2%
2027-28	287	287	10	297	365	81.4%
2028-29	309	309	10	319	365	87.4%
2029-30	324	324	10	334	365	91.5%
2030-31	340	340	10	350	365	95.9%
2031-32	351	351	10	361	365	98.9%
2032-33	357	357	10	367	365	100.5%

Iron Ridge Junior Campus

Year	Enrolment	FTE Enrolment	Special Ed Factor	Total	Capacity	% Utilization
2021-22	283	283	2	285	327	87.2%
2022-23	276	276	12	288	327	88.1%
2023-24	267	267	12	279	327	85.3%
2024-25	254	254	12	266	327	81.3%
2025-26	225	225	12	237	327	72.5%
2026-27	213	213	12	225	327	68.8%
2027-28	213	213	12	225	327	68.8%
2028-29	230	230	12	242	327	74.0%
2029-30	246	246	12	258	327	78.9%
2030-31	263	263	12	275	327	84.1%
2031-32	284	284	12	296	327	90.5%
2032-33	298	298	12	310	327	94.8%

Enrolment projections for the schools in the Town of Blackfalds are not as large as in the past but the Town is still growing. The Iron Ridge Elementary Campus will continue to be a crucial part of the space needed to ensure the viable delivery of education programming in the Town of Blackfalds for the next 25 years and beyond.

Priority Two

- **École J.S. McCormick School Replacement School with increased capacity in Lacombe, Alberta**

École James S. McCormick School LACOMBE, AB

Location	5424 50 Street
Grades	K-3
Total Capacity	551
Net Capacity	551
Adjusted 2017/18 Enrollment	549
Utilization	100%



- The school is 64 years old. The original section was built in 1954 with additions in 1956, 1958 and 1987. Modularity was added in 2013 and 2016.
- Mechanical was replaced in 1997 and will need to be replaced again within the next 10 years.
- School is made up of an "A" wing and a "B" Wing. Overall, the finishes and millwork are dated. Every conceivable space is being used.
- Classrooms in the school are a good size but dated; coat racks on back wall and perimeter shelving, storage closet and small sink. Hallways are congested and have tables and chairs in the halls for pull out space which makes it more so.
- Pre-K rooms are dated and the ECS classroom is dated but has appliances and a small sink.
- Overall, washrooms are dated, although barrier-free; some have stainless sinks.
- There is no wrap around space; however, there are a few small spaces used as offices and pull-out spaces, including stairwell.
- The ECS space is very basic and has flooring issues.
- The administration is very dated, small waiting area and desks (no built-in counter), open storage area, newer flooring. Staff room is in separate location.
- There is fair visibility of the front entrance.
- There is no real ancillary space; very small music room for this capacity.
- There is no gathering space.
- The gymnasium is slightly larger than the guidelines suggest; however, the stage has been converted to a very makeshift staffroom/storage and pull-out space and is not barrier-free.
- In comparison with Alberta Education's Guidelines for a 550 capacity K-6 school, École James S. McCormick School is short by 165m² overall; the regular classroom space is considerably more than required by 472m², short 190m² in science space, 308m² in ancillary space, in science space, 155m² in ancillary space, and the library space is short 68m². Non-instructional areas are short by 97m² overall.



École James S. McCormick School

RECOMMENDATION:
See Lacombe Solution



Main drivers:

- The school is 64 years old and overall is dated.
- Mechanical and electrical upgrades are necessary, as well as interior and exterior finishes and any required code issues and hazardous material abatement.
- There are some barrier-free concerns and a need to create barrier-free and gender-neutral washroom options, as well as a fully accessible handicapped washroom with a shower.
- The cost of a modernization and addition may support a replacement school for cost effectiveness.

Program requirements should include:

- When compared to Alberta Education's Guidelines, there is more regular classroom space but no ancillary or gathering space to meet programming requirements.
- The lack of ancillary space and multi-purpose space prohibits the ability for the school to offer 21st Century Learning opportunities for students.
- The reconfiguration of the existing space could convert regular classrooms to ancillary space and flex-space to better provide 21st century Learning opportunities which require multi-purpose space which is flexible and adaptable to allow for interactive learning. Examples are garage doors and movable walls, makerspaces, creative spaces and additional gathering spaces for students to work independently or in small groups.
- Ancillary spaces need to be increasingly fun, bright, flexible and adaptable: movable walls, informal communal teaching areas, group learning in library spaces and creative studios and makerspaces where students have the opportunity to explore their interests using tools and materials that are both physical and virtual.
- The shortage in non-instructional space is evident in that there is no proper wrap around space for consultants and counseling which requires designated areas which are private and respect confidentiality.



Ecole James S. McCormick School

Grades K-6 - Core School Capital Manual				Ecole James S. McCormick School K-3				Differences			
Student Capacity				Student Capacity				Student Capacity			
m2				m2				Capital Manual vs Existing			
m2				m2				m2			
Instructional Area				Instructional Area				Instructional Area			
Classrooms	16 @	80	1,280	Classrooms	23	1,751.9	Classrooms			472	
Science	2 @	95	190	Science	0	0.0	Science			-190	
Ancillary	1 @	130	130	Ancillary	0	0.0	Ancillary			-130	
Ancillary	3 @	90	270	Ancillary	1	92.2	Ancillary			-178	
Gym			430	Gym		485.2	Gym			55	
Gym Storage			43	Gym Storage		13.9	Gym Storage			-29	
Library			220	Library		151.6	Library			-68	
Subtotal			2,563	Subtotal		2494.8	Subtotal			-68	
Non Instructional Area				Non Instructional Area				Non Instructional Area			
Admin/Staff			307	Admin/Staff		337.4	Admin/Staff			30	
Wrap-Around Services			30	Wrap Around		12.6	Wrap Around Services			-17	
Mechanical & Meter Rooms			142	Mechanical & Meter Rooms		80.3	Mechanical & Meter Rooms			-62	
Recycle Room (LEED)			11	Recycle Room (LEED)		0.0	Recycle Room (LEED)			-11	
Phys Ed.			70	Phys Ed.		0.0	Phys Ed.			-70	
Circ.			641	Circ.		746.5	Circ.			106	
Wall Area			308	Wall Area		373.2	Wall Area			65	
Storage			90	Storage/Janitor		100.6	Storage			11	
Washrooms			66	Washrooms		89.4	Washrooms			23	
Accessible Washroom			12	Accessible Washroom		0.0	Accessible Washroom			-12	
Flexible Space			132	Flexible Space		0.0	Flexible Space			-132	
Wiring Network			30	Wiring Network		21.9	Wiring Network			-8	
Subtotal			1859	Subtotal		1761.9	Subtotal			-97	
Required Area			4,422	Area		4,256.7	Area Difference			-165	
	per student		17.69		per student	7.8					
CTS Suite	0 @	200	0	CTS Suites (IA, FF, Bus Ed)	0	0.0	CTS Suites			0	
Less One Classroom			0	Total CTS		0.0	Difference			0	
Area for 1 CTS Suite			0	Area		4,256.7	Area			-165	
Required Area			4,422	Total Area		4,257	Total Required			-165	
Total Required			4,422								

School Tour including notes for all rooms in the building are included in the Group 2 Architecture Interior Design study.

Enrolment Projections for École J.S. McCormick School:

École James S. McCormick School

Year	Enrolment	FTE Enrolment	Special Ed Factor	Total	Capacity	% Utilization
2022-23	454	395	32	427	505	84.6%
2023-24	465	405	32	437	505	86.5%
2024-25	473	412	32	444	505	87.9%
2025-26	479	417	32	449	505	88.9%
2026-27	487	424	32	456	505	90.3%
2027-28	493	430	32	462	505	91.5%
2028-29	497	434	32	466	505	92.3%
2029-30	499	436	32	468	505	92.7%
2030-31	499	436	32	468	505	92.7%
2031-32	499	436	32	468	505	92.7%
2032-33	499	436	32	468	505	92.7%

Capital Request Summary

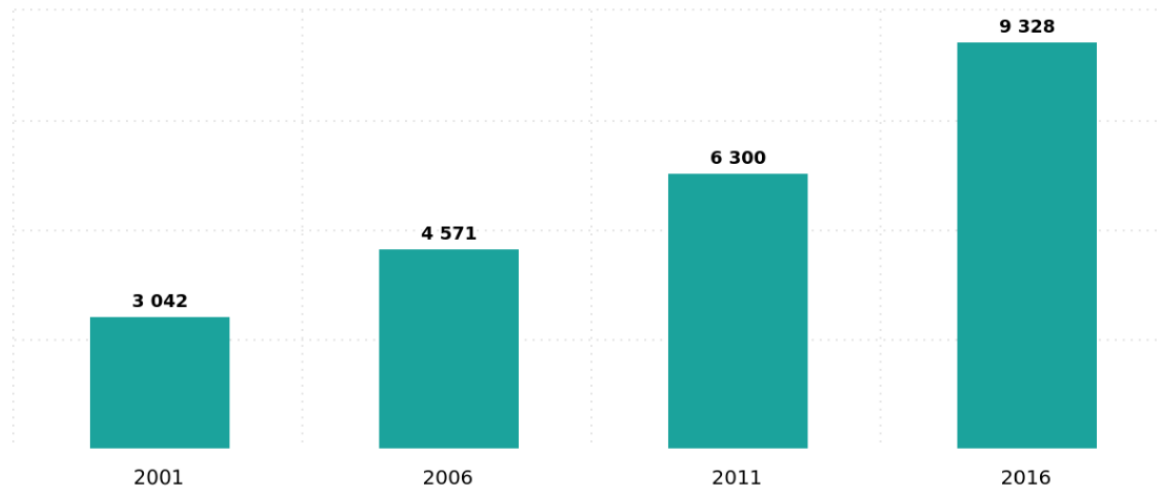
Year	Board Priority	Project Description	Project Cost
2022/2023	1	Iron Ridge Elementary Campus 600 Capacity K-3 Replacement Facility, Demo Existing School, Relocate Playground Area 4,713 M ³ Existing School, 4 Modulares, Relocate Playground Area 4,713 M ²	\$17,771,764
2025/2026	2	École J.S. McCormick School 600 Capacity K-3 Replacement Facility, Demo Existing School, Relocate Playground Area 4,713 M ²	\$17,771,764



Blackfalds Demographic Considerations

- [Blackfalds Townfolio](#)

Population



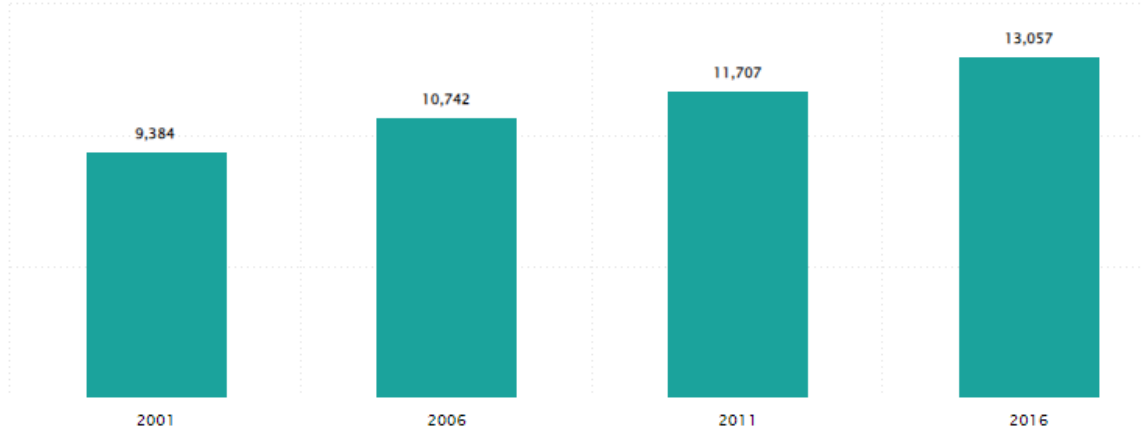
-
- In the 2016 Census of Population conducted by Statistics Canada, the Town of Blackfalds recorded a population of 9,328, a 48.1% change from its 2011 population of 6,300.
- For planning purposes, it assumed that overall, adjusted enrollments will remain fairly stable in Blackfalds



Lacombe Demographic Considerations

- [Lacombe Folio](#)

Population



-
- In the 2016 Census of Population conducted by Statistics Canada, the City of Lacombe recorded a population of 13,057, a 11.5% change from its 2011 population of 11,707.
- For planning purposes, it assumed that overall, adjusted enrollments will remain stable in Lacombe.

10 Year Capital Plan

A summary of the [10 Year Capital Plan](#) was presented to the The Wolf Creek School Division on May 2, 2019. The Plan was contracted to Group 2 Architecture and involved a thorough analysis of all Wolf Creek Public Schools factoring in all the relevant capital issues and concerns.

The summary of the recommendations derived from the study are as follows:

Wolf Creek Public Schools - Project Rankings

1. New Blackfalds Junior/Senior High School – 650 capacity
 2. New Blackfalds K-6 Replacement School – 500 capacity
 3. New Ecole James S. McCormick Replacement School – 600 capacity
 4. Rimbey Addition and Modernization
 5. New Lacombe Upper Elementary Replacement School – 600 capacity
 6. Ecole Lacombe Junior High School Modernization
 7. New Bentley K-12 Replacement School – 500 capacity
 8. New Eckville K-12 Replacement School – 300 capacity
 9. New Alix/Clive K-12 Replacement School – 500 capacity
- 

The Number One priority on the Project Rankings list was approved first for design and then for construction during the 2019/2020 school year. The Board has moved number 2 and number 3 on this list to our 3 year capital plan.

The Board has accepted the 10 Year Capital Plan study produced by Group 2 Architecture Interior Design as information. It is not the sole driver in selection of capital projects for Wolf Creek Public Schools. Emergent needs for schools and municipalities are considered in any choices for our Capital Plan.