



Wolf Creek Public Schools

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Creating Success For All Learners

Three Year Capital Plan 2024-2027



Iron Ridge Secondary Campus - Under Construction February 2023

**Wolf Creek Public Schools
Capital Plan
2024-2027**

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**Wolf Creek Public Schools
Capital Plan
2024-2027**

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 from [Alberta Education's School Capital Manual](#) in our determination of which projects are prioritized in this plan:

Building Condition – These are demonstrated and documented deficiencies in the major building components; structural deficiencies; building envelope issues; deficiencies and/or issues with the interior mechanical and/or electrical components; building code and/or standards compliance issues that could not be resolved with available Infrastructure Maintenance and Renewal (IMR) funding.

Community Renewal – School capital projects that contribute to the redevelopment and sustainability of a school community and/or surrounding neighbourhood. These projects will promote efficient use of space within a community or surrounding neighbourhood.

Efficiency Solutions – School capital projects that provide operational efficiencies through the modernization, replacement or consolidation of existing space to provide a more optimal learning environment where the available space is more aligned with the student enrolment.

Enrolment Pressures – The school jurisdiction's existing facilities are insufficient to accommodate current and future students within a specified geographical area.

Functionality and Programming – Projects provide new and/or improved program space functionality through reconfiguration, relocation, or technology. Examples of issues may include the lack of functional capacity to deliver the curriculum in the intended manner, ease of supervision, lockdown capability, sound and light quality, etc.

Health and Safety – Projects that address risks to the health, safety, or security of the students or staff either immediately or in the longer term; projects that address compliance issues with federal or provincial legislation or municipal bylaws.

Legal – Projects are evaluated on legal rights for equity of access and assessed regarding existing legal judgement or potential legal action (e.g. Rights to francophone education under Section 23 of the Canadian Charter of Rights and Freedoms).

In addition, a summary of the [10 Year Capital Plan](#) was authorized by The Board of Trustees of Wolf Creek School Division 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 One - Iron Ridge Elementary Campus

- Iron Ridge Elementary Campus Replacement School in Blackfalds, Alberta (Grades Pre-K to 3)



- Iron Ridge Elementary Campus is a Pre-K to Grade 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 2022-2023 adjusted enrollment is 436 and the school's space utilization is currently at 86.0%. 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 instead of modernization of the 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 over 12 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 over 12 years ago.

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

1. Building Condition

- 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 wheel chair 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.

- 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. Over 20 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>Sherrri Turpin - Architect</td> </tr> <tr> <td>Evaluation Date:</td> <td>October 15 2009</td> </tr> <tr> <td>Evaluator Name:</td> <td>Sherrri Turpin</td> </tr> </tbody> </table> | Evaluation Details | | Evaluation Company: | Sherrri Turpin - Architect | Evaluation Date: | October 15 2009 | Evaluator Name: | Sherrri Turpin |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | |
| Evaluation Details | | | | | | | | | | | | | | | | | | | | | | | | | |
| Evaluation Company: | Sherrri Turpin - Architect | | | | | | | | | | | | | | | | | | | | | | | | |
| Evaluation Date: | October 15 2009 | | | | | | | | | | | | | | | | | | | | | | | | |
| Evaluator Name: | Sherrri Turpin | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 index (FCI) was 20.97% at that time.
- The previous five years of maintenance projects completed in this school are as follows:
 - 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

2. 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.
- General drainage from poorly designed downspouts has been an ongoing concern at the school.

3. Enrolment Pressures

- The growth projections in the Town of Blackfalds are for continued growth over the foreseeable future resulting in enrolment pressures for Blackfalds Schools. Although the Town population growth has slowed it is still growing and continues to be a fast growing community. 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.

Blackfalds Census Information:

- The Town of Blackfalds facilitated a short form census in 2021 and a long form census in 2018. From 2011 to 2021 the Town has shown growth from 6,300 population in 2011 to a population of 11,015 in 2021 or a population growth of almost 75% over the 10 years. Both the [Town of Blackfalds Census Report 2018](#) and [Town of Blackfalds Census Report 2021](#) can be found at these links.
- Furthermore, the Town of Blackfalds 2021 census showed a growth rate of 13% for children aged 0-5 between 2018 and 2021 and a 26% growth rate of children aged 6-20 over the same time period.

Town of Blackfalds Demographics from the 2021 census:

Demographics

The following table indicates the change in ages from 2018.

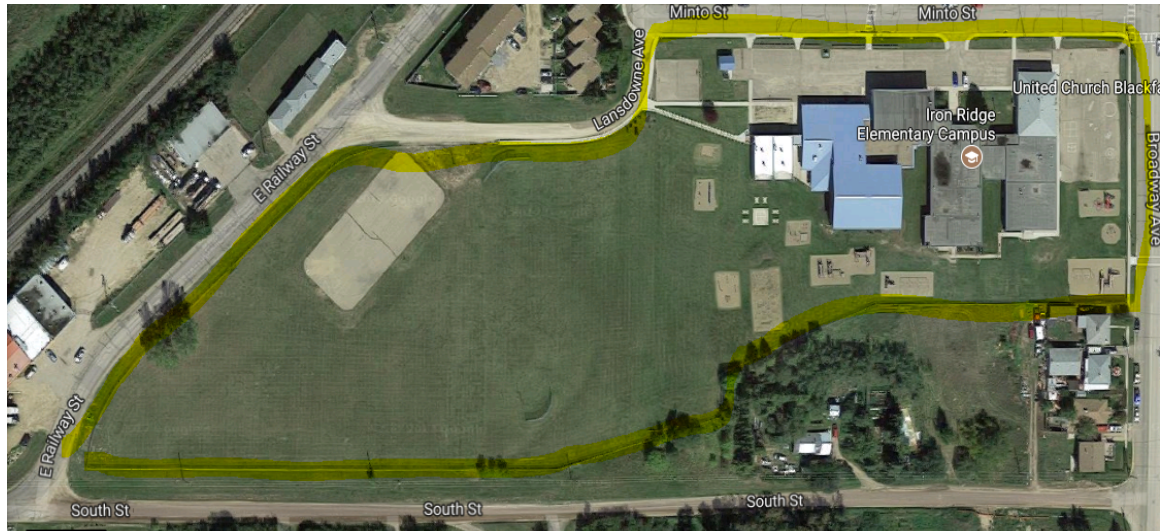
| Range | 2018 | % | 2021 | % | Change |
|------------|---------------|-----|---------------|-----|--------|
| 0-5 | 1,158 | 11% | 1,307 | 12% | 1% |
| 6-20 | 1,854 | 18% | 2,336 | 21% | 3% |
| 21-40 | 3,521 | 35% | 3,835 | 35% | - |
| 41-55 | 1,510 | 15% | 1,717 | 16% | 1% |
| 56-65 | 729 | 7% | 803 | 7% | - |
| Over 65 | 345 | 3% | 489 | 4% | 1% |
| Undeclared | 1,008 | 10% | 528 | 5% | -5% |
| Total | 10,125 | | 11,015 | | |

4. Functionality and Programming

- Wolf Creek Public Schools recognizes that the 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. Replacing the facility will alleviate the financial burden of operating and maintenance costs and create a facility that meets program needs.
- The administrative office does not have a good visual of visitors entering through the main entrance which creates a security concern for the school.

Site Readiness

- The current land allocated to the Iron Ridge Elementary Campus is large with room for a replacement school.
- 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.
- This site will allow students to continue to attend the existing school until the new school is built.



Additional Information

Our meetings with the Town of Blackfalds have reiterated a strong desire to participate in a partnership with The Wolf Creek School Division that would mutually benefit both students and the community. This partnership could either include the new school facility or retaining a portion of the existing school for community use such as the gymnasium and the newer part of the existing schools as office space or community space.

Project Implications

If the replacement of Iron Ridge Elementary Campus is not approved the school infrastructure moves closer to major component failure. Below are required facility components in Iron Ridge Elementary Campus to be replaced in the next 3 years using IMR funding as they have exceeded their expected lifespan:

- Boiler (40 years old) - \$50,000
- Twelve Furnaces (40+ years old) - \$180,000
- Electrical Panels (20+ years old) - \$100,000
- Flooring (40+ years old in 1958 & 1983 section) - \$400,000

This school is crucial to meeting the needs of the projected student population in the Town of Blackfalds.

Projected Budget for Iron Ridge Elementary Campus

**500 Capacity K-3 Replacement Facility, Demo Existing School,
relocate 4 Modulars, Relocate Playground Area 4,200 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.

Blackfalds Sector

- Students in Blackfalds currently receive Grade K to 9 education in the Town and then are transported to the City of Lacombe for Grade 10 to 12 education. The government has approved funding for a Grade 9 to 12 school within the Town of Blackfalds which is currently under construction and should open September 2024.
- Once Iron Ridge Secondary Campus is open, the catchment area for Blackfalds schools will grow to include additional rural areas around Blackfalds. This will increase enrolments in all Blackfalds slightly. There are approximately 100 rural students from grades K to 12 that would attend Blackfalds Schools instead of Lacombe Schools in September 2024. The following projections do not account for this upcoming boundary change.
- Schools serving students for this sector
 - [Iron Ridge Elementary Campus](#) (Capacity 505)
 - Pre-K to Grade 3
 - 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.
 - 2022/2023 Utilization - 86%
 - [Iron Ridge Intermediate Campus](#) (Capacity 365)
 - Grade 4 to 6
 - Four (4) modular classrooms can be added to this school.
 - 2022/2023 Utilization - 83%
 - [Iron Ridge Junior Campus](#) (Capacity 327)
 - Grade 7 to 9
 - No additional modular classrooms can be added to this school unless it is a washroom modular unit.
 - 2022/2023 Utilization - 96%
 - [Iron Ridge Secondary Campus](#) (Estimated capacity 850)
 - Grade 9 to Grade 12
 - Projected opening date September 2024.
 - Projected 2024/2025 utilization - 60%

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

| Grade | ECS & Pre-K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | SN Factor | Total | FTE |
|---------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------|-------------|-------------|
| 2022-23 | 155 | 103 | 103 | 100 | 82 | 93 | 106 | 105 | 93 | 101 | 0 | 0 | 0 | 86 | 1127 | 1050 |
| 2023-24 | 166 | 107 | 100 | 101 | 101 | 82 | 96 | 106 | 105 | 94 | 0 | 0 | 0 | 86 | 1144 | 1061 |
| 2024-25 | 173 | 112 | 104 | 98 | 99 | 101 | 84 | 96 | 106 | 106 | 130 | 130 | 130 | 86 | 1555 | 1469 |
| 2025-26 | 180 | 118 | 109 | 102 | 103 | 99 | 104 | 84 | 96 | 107 | 130 | 130 | 130 | 86 | 1578 | 1488 |
| 2026-27 | 187 | 124 | 114 | 107 | 108 | 103 | 102 | 104 | 84 | 97 | 130 | 130 | 130 | 86 | 1606 | 1513 |
| 2027-28 | 195 | 130 | 120 | 112 | 113 | 108 | 106 | 102 | 104 | 85 | 130 | 130 | 130 | 86 | 1651 | 1554 |
| 2028-29 | 195 | 137 | 126 | 118 | 119 | 113 | 111 | 106 | 102 | 105 | 130 | 130 | 130 | 86 | 1708 | 1611 |
| 2029-30 | 195 | 137 | 133 | 123 | 124 | 119 | 116 | 111 | 106 | 103 | 130 | 130 | 130 | 86 | 1743 | 1646 |
| 2030-31 | 195 | 137 | 133 | 130 | 131 | 124 | 123 | 116 | 111 | 107 | 130 | 130 | 130 | 86 | 1783 | 1686 |
| 2031-32 | 195 | 137 | 133 | 130 | 131 | 131 | 128 | 123 | 116 | 112 | 130 | 130 | 130 | 86 | 1812 | 1715 |
| 2032-33 | 195 | 137 | 133 | 130 | 131 | 131 | 135 | 128 | 123 | 117 | 130 | 130 | 130 | 86 | 1836 | 1739 |
| 2033-34 | 195 | 137 | 133 | 130 | 131 | 131 | 135 | 135 | 128 | 124 | 130 | 130 | 130 | 86 | 1855 | 1758 |

Iron Ridge Elementary Campus

| Year | Enrolment | FTE Enrolment | Special Ed Factor | Total | Capacity | % Utilization |
|---------|-----------|---------------|-------------------|-------|----------|---------------|
| 2022-23 | 461 | 384 | 50 | 434 | 505 | 85.9% |
| 2023-24 | 474 | 391 | 50 | 441 | 505 | 87.3% |
| 2024-25 | 487 | 401 | 50 | 451 | 505 | 89.3% |
| 2025-26 | 509 | 419 | 50 | 469 | 505 | 92.9% |
| 2026-27 | 532 | 439 | 50 | 489 | 505 | 96.8% |
| 2027-28 | 557 | 460 | 50 | 510 | 505 | 101.0% |
| 2028-29 | 576 | 479 | 50 | 529 | 505 | 104.8% |
| 2029-30 | 588 | 491 | 50 | 541 | 505 | 107.1% |
| 2030-31 | 595 | 498 | 50 | 548 | 505 | 108.5% |
| 2031-32 | 595 | 498 | 50 | 548 | 505 | 108.5% |
| 2032-33 | 595 | 498 | 50 | 548 | 505 | 108.5% |
| 2033-34 | 595 | 498 | 50 | 548 | 505 | 108.5% |

Iron Ridge Intermediate Campus

| Year | Enrolment | FTE Enrolment | Special Ed Factor | Total | Capacity | % Utilization |
|---------|-----------|---------------|-------------------|-------|----------|---------------|
| 2022-23 | 281 | 281 | 22 | 303 | 365 | 83.0% |
| 2023-24 | 279 | 279 | 22 | 301 | 365 | 82.5% |
| 2024-25 | 284 | 284 | 22 | 306 | 365 | 83.8% |
| 2025-26 | 306 | 306 | 22 | 328 | 365 | 89.9% |
| 2026-27 | 313 | 313 | 22 | 335 | 365 | 91.8% |
| 2027-28 | 327 | 327 | 22 | 349 | 365 | 95.6% |
| 2028-29 | 343 | 343 | 22 | 365 | 365 | 100.0% |
| 2029-30 | 359 | 359 | 22 | 381 | 365 | 104.4% |
| 2030-31 | 378 | 378 | 22 | 400 | 365 | 109.6% |
| 2031-32 | 390 | 390 | 22 | 412 | 365 | 112.9% |
| 2032-33 | 397 | 397 | 22 | 419 | 365 | 114.8% |
| 2033-34 | 397 | 397 | 22 | 419 | 365 | 114.8% |

Iron Ridge Junior Campus

| Year | Enrolment | FTE Enrolment | Special Ed Factor | Total | Capacity | % Utilization |
|---------|-----------|---------------|-------------------|-------|----------|---------------|
| 2022-23 | 299 | 299 | 14 | 313 | 327 | 95.7% |
| 2023-24 | 305 | 305 | 14 | 319 | 327 | 97.6% |
| 2024-25 | 308 | 308 | 14 | 322 | 327 | 98.5% |
| 2025-26 | 287 | 287 | 14 | 301 | 327 | 92.0% |
| 2026-27 | 285 | 285 | 14 | 299 | 327 | 91.4% |
| 2027-28 | 291 | 291 | 14 | 305 | 327 | 93.3% |
| 2028-29 | 313 | 313 | 14 | 327 | 327 | 100.0% |
| 2029-30 | 320 | 320 | 14 | 334 | 327 | 102.1% |
| 2030-31 | 334 | 334 | 14 | 348 | 327 | 106.4% |
| 2031-32 | 351 | 351 | 14 | 365 | 327 | 111.6% |
| 2032-33 | 368 | 368 | 14 | 382 | 327 | 116.8% |
| 2033-34 | 387 | 387 | 14 | 401 | 327 | 122.6% |

- Effective 2024/2025 Iron Ridge Junior Campus grade configuration will change to Grades 7-8 which will reduce the above utilization % for the school.

Enrolment projections for schools in the Town of Blackfalds continue to show growth and the need for Iron Ridge Elementary Campus. The Iron Ridge Elementary Campus will continue to be a crucial part 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

- **École J.S. McCormick School Replacement School in Lacombe, Alberta (Grades Pre-K to 3)**



- École J.S. McCormick is a Pre-K to Grade 3 School in Lacombe, Alberta with a total area of 4331 M² and a rated capacity of 551. École J.S. McCormick 2022-2023 adjusted enrolment is 453 and the schools space utilization is currently at 82%
- The original 879.7 m2 section was built in 1954 and various additions have been added as follows:
 - In 1959 a 2133.8m2 addition
 - In 1958 a 1023.8m2 addition
 - Modernization in 1997
 - Modularity were added in 2013 and 2016.

- 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, Ecole 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.



- 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; coatracks 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.

Ecole James S. McCormick School

| Grades K-6 - Core School Capital Manual | | | | m2 |
|---|-------------|-----|--------------|-----|
| Student Capacity | | | | 550 |
| Instructional Area | | | | |
| Classrooms | 16 @ | 80 | 1,280 | |
| Science | 2 @ | 95 | 190 | |
| Ancillary | 1 @ | 130 | 130 | |
| Ancillary | 3 @ | 90 | 270 | |
| Gym | | | 430 | |
| Gym Storage | | | 43 | |
| Library | | | 220 | |
| Subtotal | | | 2,563 | |
| Non Instructional Area | | | | |
| Admin/Staff | | | 307 | |
| Wrap Around Services | | | 30 | |
| Mechanical & Meter Rooms | | | 162 | |
| Recycle Room (LEED) | | | 11 | |
| Phys Ed. | | | 70 | |
| Circ. | | | 641 | |
| Wall Area | | | 308 | |
| Storage | | | 90 | |
| Washrooms | | | 66 | |
| Accessible Washroom | | | 12 | |
| Flexible Space | | | 132 | |
| Wiring Network | | | 30 | |
| Subtotal | | | 1,859 | |
| Required Area | | | 4,422 | |
| | per student | | 17.69 | |
| CTS Suite | 0 @ | 200 | 0 | |
| Less One Classroom | | | | |
| Area for 1 CTS Suite | | | 0 | |
| Required Area | | | 4,422 | |
| Total Required | | | 4,422 | |

| Ecole James S. McCormick School K-3 | | | | m2 |
|-------------------------------------|-------------|--|----------------|-----|
| Student Capacity | | | | 551 |
| Adjusted Enrol. | | | | 549 |
| Instructional Area | | | | |
| Classrooms | 23 | | 1,751.9 | |
| Science | 0 | | 0.0 | |
| Ancillary | 0 | | 0.0 | |
| Ancillary | 1 | | 92.2 | |
| Gym | | | 485.2 | |
| Gym Storage | | | 13.9 | |
| Library | | | 151.6 | |
| Subtotal | | | 2,494.8 | |
| Non Instructional Area | | | | |
| Admin/Staff | | | 337.4 | |
| Wrap Around | | | 12.6 | |
| Mechanical & Meter Rooms | | | 80.3 | |
| Recycle Room (LEED) | | | 0.0 | |
| Phys Ed. | | | 0.0 | |
| Circ. | | | 746.5 | |
| Wall Area | | | 373.2 | |
| Storage/Janitor | | | 100.6 | |
| Washrooms | | | 89.4 | |
| Accessible Washroom | | | 0.0 | |
| Flexible Space | | | 0.0 | |
| Wiring Network | | | 21.9 | |
| Subtotal | | | 1,741.9 | |
| Area | | | 4,256.7 | |
| | per student | | 7.8 | |
| CTS Suites (IA, FF, Bus Ed) | 0 | | 0.0 | |
| Total CTS | | | 0.0 | |
| Area | | | 4,256.7 | |
| Total Area | | | 4,257 | |

| Differences | | | m2 |
|-------------------------------|----------------------------|--|-------------|
| Student Capacity | Capital Manual vs Existing | | |
| Instructional Area | | | |
| Classrooms | | | 472 |
| Science | | | -190 |
| Ancillary | | | -130 |
| Ancillary | | | -178 |
| Gym | | | 55 |
| Gym Storage | | | -29 |
| Library | | | -68 |
| Subtotal | | | -68 |
| Non Instructional Area | | | |
| Admin/Staff | | | -30 |
| Wrap Around Services | | | -17 |
| Mechanical & Meter Rooms | | | -82 |
| Recycle Room (LEED) | | | -11 |
| Phys Ed. | | | -70 |
| Circ. | | | 106 |
| Wall Area | | | 65 |
| Storage | | | 11 |
| Washrooms | | | 23 |
| Accessible Washroom | | | -12 |
| Flexible Space | | | -132 |
| Wiring Network | | | 8 |
| Subtotal | | | -97 |
| Area Difference | | | -165 |
| CTS Suites | | | 0 |
| Difference | | | 0 |
| Area | | | -165 |
| Total Required | | | -165 |

Enrolment Projections for École J.S. McCormick School (assuming 2% ECS growth rate):

| Year | Enrolment | FTE Enrolment | Special Ed Factor | Total | Capacity | % Utilization |
|---------|-----------|---------------|-------------------|-------|----------|---------------|
| 2022-23 | 501 | 434 | 19 | 453 | 551 | 82.2% |
| 2023-24 | 496 | 423 | 19 | 442 | 551 | 80.2% |
| 2024-25 | 494 | 420 | 19 | 439 | 551 | 79.7% |
| 2025-26 | 486 | 411 | 19 | 430 | 551 | 78.0% |
| 2026-27 | 505 | 429 | 19 | 448 | 551 | 81.3% |
| 2027-28 | 514 | 437 | 19 | 456 | 551 | 82.8% |
| 2028-29 | 520 | 443 | 19 | 462 | 551 | 83.8% |
| 2029-30 | 524 | 447 | 19 | 466 | 551 | 84.6% |
| 2030-31 | 526 | 449 | 19 | 468 | 551 | 84.9% |
| 2031-32 | 526 | 449 | 19 | 468 | 551 | 84.9% |
| 2032-33 | 526 | 449 | 19 | 468 | 551 | 84.9% |
| 2033-34 | 526 | 449 | 19 | 468 | 551 | 84.9% |

Site Readiness

- École J.S. McCormick School is located on land that also has École Lacombe Upper Elementary School and École Lacombe Junior High School. These schools share a large common green space that a replacement school could be built.
- This site will allow students to continue to attend the existing school until the new school is built, however it would affect outdoor activities until the new school is completed and the old school is demolished to provide new green space.
- Furthermore, École Lacombe Upper Elementary School (LUES) is also on Wolf Creek School Division's 10 year capital plan and its replacement school location would also need to be considered.



Capital Request Summary

| Year | Board Priority | Project Description | Project Cost |
|-----------|----------------|---|--------------|
| 2023/2024 | 1 | Iron Ridge Elementary Campus 500 Capacity K-3 Replacement Facility including 4 modulars (Area 4,200M ²), Demo Existing School, relocate Playground and relocate 4 modulars to new school. | \$17,771,764 |
| 2025/2026 | 2 | École J.S. McCormick School 550 Capacity K-3 Replacement Facility, Demo Existing School, Relocate Playground Area 4,421 M ² and relocate modulars to new school. | \$17,771,764 |



10 Year Capital Plan Summary

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.