



*Every Student, Every Day, a Success.*

# Capital Plan Report

## March 2025

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Mission: *Battle River School Division, in collaboration with our communities, will support every student to be a lifelong learner and contributing member of society.*

## Background

In line with Policy 3 and Alberta Education requirements, on an annual basis, the Board of Trustees must approve the Division's Capital Plan.

## Executive Summary:

Alberta Education requires school boards to submit a three-year capital plan annually. The School Capital Manual indicates that modernization projects are assessed based on the following criteria:

- Building Condition
- Community Renewal
- Efficiency Solutions
- Enrolment Pressures
- Functionality and Programming
- Health and Safety
- Legal

Battle River School Division's 2026-2029 three-year capital plan priorities are:

1. CW Sears School/Tofield School (Tofield) – K - 12 Replacement school
2. New K-9 Camrose School to replace Charlie Killam School and Sifton School
3. Hay Lakes School (Hay Lakes) – Modernization/Replacement School
4. K-9 addition for Chester Ronning School to replace Jack Stuart School and Sparling School

Battle River School Division has 5,839 students in Pre-K to grade 12. We operate 20 schools and 10 colony schools.

Battle River School Division has prioritized the modernization of CW Sears School since 2019. During the 2024-2025 school year, the Board of Trustees undertook a value scoping exercise for the Town of Tofield Schools and the City of Camrose public schools.

The Tofield report supports considering a K-12 school to replace CW Sears School (K-4) and Tofield School (5 – 12) in Tofield. The Camrose report supports considering two K-9 schools, replacing Charlie Killam School, Chester Ronning School, Jack Stuart School, Sifton School and Sparling School.

## Information:

Detailed information about BRSD school projects is included on the following pages.

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## CW Sears School

- CW Sears is in Tofield and provides programming for pre-Kindergarten through to grade 4 students.
- The school was built in 1979, with portables added in 1986 (4), 1978 (2), 1994 (2), 2017 (1), and 2018 (1).
- One of the major issues is that the floor is separating from the walls in specific locations.
- In addition, there are numerous locations where adjoining walls are separating from each other.
- With the unstable slab that the building is sitting on, there is a potential to lose electrical or mechanical services to an area of the school as the lines are in the slab.
- There is only one set of washrooms in the school, which is located in the core section of the building. No additional washrooms were added when the ten modulars were added.
- No space in the existing layout to attach additional modulars.
- The floors of the existing modulars are rotting. We have had to replace the subfloors in three modulars. A total of six stick-framed modulars were built in 1978 and 1986.
- A bus lane was tendered in 2014 with costs exceeding \$500,000. The project did not proceed.
- In December 2016, a geotechnical investigation indicated that the only permanent remedial option to prevent and eliminate the potential for differential movement of the interior grade-supported floor slab is to replace the existing floor slab with a pile-supported structural slab.
- In August 2024, a Structural Engineer conducted a structural investigation. While there are no structural safety concerns, the cost associated with stabilizing the existing slab would be cost-prohibitive.
- Alberta Education's calculation of the utilization is 79%.
- Alberta Infrastructure's most recent facility audit of CW Sears School was in 2017, and the school facility condition index (FCI) is listed as .2986
- Included is a request for Planning Funding to support project readiness.



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## Tofield School

- Tofield School provides programming for students in grades 5 to 12.
- The original school was built in 1952, with additions in 1958, 1959, 1964, 1971, 1985 and 1995. Portables were added in 1994 (2) and 2004 (1).
- In 1994, modernization was done to the 1952, 1964, and 1985 sections. In 1995, a modernization was done on the 1958 section and in 2012, the administration area was modernized, along with some washrooms,
- Various additions to the school are set with varying elevations, requiring multiple stairs and ramps for barrier-free access.
- There is only one access point to the gymnasium within the school, which makes it difficult to move large numbers of students quickly. There is also a non-accessible viewing area within the gymnasium with fixed bleachers, making the space inflexible for other purposes. Also, there is a stage located off the gym that is not accessible.
- There is limited student gathering space.
- The main entrance has limited visibility. The west section of the school can be accessed without passing by the administration suite.
- The school has a Home Economics (foods and fashions) lab as well as a CTS Building Construction shop.
- Classrooms are dated with original millwork.
- Washrooms are not designed to allow for easy supervision. The school also lacks enough washrooms to meet the students' needs. Washrooms are difficult to access from various areas within the school and do not meet current barrier-free accessibility standards.
- The mechanical, ventilation, and electrical systems are all dated and need to be replaced.
- Alberta Education's calculation of the utilization is 77%.
- Alberta Infrastructure's most recent facility audit of Tofield School was in 2012, and the school facility condition index (FCI) is listed as .2411
- Included is a request for Planning Funding to support project readiness.



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## Charlie Killam School

- Charlie Killam School is in Camrose and provides programming for students in grades 6 to 8.
- The structure was built in 1930, with additions in 1941, 1952, 1954, 1957, 1984, and 1995 (two modulars). The facility was modernized in 2003. This project included converting the courtyard to a student commons area, adding a fitness room to the gym, updating the science rooms, and moving the library to the gymnasium space. Four portable classrooms were also built.
- We cannot relocate the admin suite to a more welcoming and safe location. The current admin suite is located well within the school, and there is no visual view of the front door, which impacts the building's safety.
- There is only one access point to the gymnasium within the school. Moving 500 students into and out of the gym for assemblies is challenging.
- Energy efficiencies could be created by replacing the sections built in the 1900s.
- Most of the facility's electrical and mechanical systems are from the 1984 modernization and would not meet current school building standards.
- While the interior is considered barrier-free, some hallways are sloped, which makes it challenging for individuals in wheelchairs to move about. Egress is limited to half of the exit points.
- Barrier-free accessible washroom facilities are minimal and do not meet the higher needs in this facility.
- It does not make sense to add more modulars/space to this building based on the age of the original and additions.
- The street on the north side of the property is the location of a bus transfer site, which results in significant congestion in this area. Ideally, the bus lane would be moved off the street.
- Alberta Education's calculation of the utilization is 86%.
- Alberta Infrastructure's most recent facility audit of Charlie Killam School was in 2017, and the school facility condition index (FCI) is listed as .34
- Included is a request for Pre-Planning Funding to allow the school division to identify the best option to meet the long-term needs within the City of Camrose.



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## Hay Lakes School

- Hay Lakes School provides programming for students in grades 1 – 12 and a privately run kindergarten program.
- Mechanical (heating and air exchange) are original to the building, built in 1955. The sections added in 1962, 1966, and 1981 are heated with furnaces. No air handling units are in these sections; hence, no air exchange occurs to meet current AB Ed guidelines.
- Increased operating costs with individual furnaces heating the most significant portion of the facility.
- Upgrade of exterior except for Elementary wing.
- Interior on Jr/Sr High with the exception of the library (already done).
- There are no barrier-free washrooms in the facility
- Addition of CTS Space (1 lab).
- The administration area was updated in the early 1990s.
- The elementary wing modernization was completed in 2004, with the exception of the washroom and custodial spaces.
- The electrical and fire alarms were upgraded in 2011 in the junior-senior high corridors. The electrical update included upgrading the main service and sub-panels. No branch wiring upgrades were done that would meet current classroom teaching needs.
- Alberta Education's calculation of the utilization of this facility is 61%.
- Alberta Infrastructure's most recent facility audit of Hay Lakes School was in 2011, and the school facility condition index (FCI) is listed as .27



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## Sparling School

- Sparling School is in Camrose and offers programming to students in pre-kindergarten to grade six.
- Modernization of the original 1955 and 1967 sections and minor renovations to the 1979 section, including mechanical and electrical upgrades.
- The project would include abatement.
- Boilers were replaced approximately 13 years ago. This is the only major work that has been done in this facility.
- Alberta Education's calculation of the utilization is 95%.
- Alberta Infrastructure's most recent facility audit of Sparling School was in 2011, and the school facility condition index (FCI) is listed as .34



## Jack Stuart School

- Jack Stuart School is in Camrose and offers programming to students in pre-kindergarten to grade six.
- The school was built in 1984, with portables added in 1992 and 2003.
- There is a limited footprint size on this site.
- The plan would be to construct an addition to replace the current modulares. It would not be practical to do this without replacing the old addition (portables).
- Alberta Education's calculation of the utilization is 76%.
- Alberta Infrastructure's most recent facility audit of Jack Stuart School was in 2012, and the school facility condition index (FCI) is listed as .33



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## Other considerations:

The projects for the Division's longer-term plan include Round Hill School.

## Round Hill School

- Round Hill School offers programming for students in grades Kindergarten through 9.
- The school is a multi-level structure built in the 1950s. It has a masonry addition constructed in 1962 for the gymnasium and stage area and a two-story (4-classroom addition) to the south. The 1956 section had a modest modification made in 1988 as part of the window removal/wall infill. No modernization has taken place in this facility.
- The 1956 and 1962 sections of the building require complete modernization of architectural, mechanical, and electrical systems.
- This project was presented to the board for consideration until 2016 when Alberta Education Capital Planning personnel toured the facility and indicated that we would not receive approval for it because of the low utilization rate.
- Alberta Education's calculation of the utilization is 51%.
- Alberta Infrastructure's most recent facility audit of Round Hill School was in 2012, and the school facility condition index (FCI) is listed as .32



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