



Every Student, Every Day, a Success.

Capital Plan Report

March 2024

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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 2025-2028 three-year capital plan priorities are:

1. CW Sears School (Tofield) - Replacement school.
2. Charlie Killam School (Camrose) - Modernization/partial replacement school.
3. Hay Lakes School (Hay Lakes) - Modernization
4. Middle School (Camrose) - New construction

Battle River School Division has 5,812 students in Pre-K to grade 12. We operate 20 schools and 10 colony schools.

The modernization of CW Sears School has been Battle River School Division's number one priority since 2019.

Information:

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

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CW Sears School (K-4) Replacement School

- 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, and the cost associated with stabilizing the existing slab would be cost-prohibitive.
- 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.
- Alberta Education's calculation of the utilization is 71%.
- Alberta Infrastructure's most recent facility audit of CW Sears School was in 2017, and the school facility condition index (FCI) is listed as .28
- Included is a request for Planning Funding to support project readiness.



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Charlie Killam (6-8) Modernization/Partial Replacement School

- 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 the courtyard being converted to a student commons area, a fitness room being added to the gym, science rooms being updated, and the library being moved to the gymnasium space. Four portable classrooms were also built.
- Based on enrollment projections, we will need to add space to accommodate increasing enrollments unless a new school request is approved. Alberta Education's calculation of the utilization of this facility is 86%. There would be a potential reduction in capacity if a new (second) middle school in Camrose were approved.
- 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 safety of the building.
- Within the school, there is only one access point to the gymnasium. 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 barrier-free, circulation is adequate, and some hallways are sloped, which creates a challenge 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.
- Currently, this is the location of a bus transfer site on the street, creating congestion. Ideally, this would be moved off the street.
- 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 (1-12) Modernization

- Mechanical (heating & air exchange) are original to the building, built in 1955. The sections added in 1962, 1966, and 1981 are heated with furnaces. There are no air handling units in these sections; hence, there is no air exchange occurring 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 68%.
- 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



New Middle School - Camrose

- Planning for a future new school to reduce the size of the current Camrose middle school (Charlie Killam School).

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The projects for the Division's longer-term plan include Sparling School, Jack Stuart Addition and Modernization and Round Hill School.

Sparling School

- Modernization of the original 1955 and 1967 sections and minor renovations to the 1979 section. This includes 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 99%.
- 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 Addition and Modernization

- 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 82%.
- 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:

Round Hill School

- Round Hill School is a multi-level structure built in the 1950s with a masonry addition constructed in 1962 for the gymnasium and stage area, as well as 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.
- Complete modernization of architectural, mechanical, and electrical systems is required for the 1956 and 1962 sections of the building.
- 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 this project because of the low utilization rate.
- Alberta Education's calculation of the utilization is 45%.
- 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

