



EDUCATION FACILITIES PLAN

Grande Prairie Public School District
Executive Summary, 2020-2023 Capital Plan – April 2019



Grande Prairie Public School District #2357

2020-2023 Capital Plan

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2020/2023 – 3 YEAR CAPITAL PLAN

<u>Identified Project</u>	<u>Priority</u>
Permanent Addition – Charles Spencer High School 9 – 12	1
Two story addition	
Planning Period: 2019-2020	
Opening Date: 2020	
Accommodate Increasing Enrolment	
Capacity: 200	
Total Budget: \$4,500,000	
Modernization – Crystal Park School K – 8	2
Facility modernization	
Planning Period: 2019-2021	
Opening Date: 2023	
Total Budget: \$ 42,150,000	
New School – New School in Southwest Grande Prairie K – 8	3
Planning Period: 2022-2023	
Opening Date: 2024	
Accommodate Population growth	
Capacity: 900 students	
Total Budget: \$26,000,000	
Gym and or partial modernization – Aspen Grove School K – 8	4
English K - 8 Redeployment	
Planning Period: 2020-2021	
Opening Date: 2021	
Total Budget: \$ 5,000,000 - \$6,000,000	

End of list for all capital projects new or modernization.



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EXECUTIVE SUMMARY

BACKGROUND

Grande Prairie's recent economic data shows the area has been on the forefront of the recovery from the 2014 oil price shock in the province. In conjunction with utilizing the economic data as leading indicators, the District has identified its facility needs by reviewing its facility review report prepared in 2018 which summarizes the facility configurations and assessed areas requiring maintenance and capital investment in the short term and longer term. The three-year capital plan highlights the priorities that were identified from that process and the priorities are detailed below.

DISCUSSION

Enrolment Perspective

Grande Prairie has had an exceptional growth rate over the last 15 years. A review of the city's Economic Profile – 2018 on its website indicates a population growth of 70.8% from 2001 to 2016. Of note in the city's demographics is that the median age is 31.9 which is within the prime child bearing years. Because of the population demographic our district will continue to face enrolment pressures. Also, from the city's Economic Profile, the city has more residents under 5 than over 65 again supporting the expected enrolment growth we are projecting.

In addition, in October 2016 the Grande Prairie and District Chamber of Commerce, in partnership with local municipalities and regional stakeholders, released a report on the economic impact of the new hospital which is nearing completion. The opening of the new hospital is expected to encourage residential development in the surrounding area.

The opening of the new Grande Prairie Regional Hospital (GPRH) will create a need for 507 new healthcare workers, more permanent housing and more schools, according to the study.

The following data is referenced from the City of Grande Prairie Economic Development (January 2019). As of December 2018, the unemployment rate in Grande Prairie's economic region had decreased to 5.2% from 7.1% in January of 2017 while the provincial unemployment rate in December 2018 was 6.1%. Home sales in Grande Prairie were up 18% in 2018 as compared to 2017 and was nearly 50% higher than 2016. Because of these trends the District will experience increased enrolment pressures. Over the last eight years the district has experienced growth of 16.7% in funded enrolments. To consider and foresee the upcoming growth in the District high schools we refer to the District 3-year projection indicating an increase of approximately 570 students. Of this growth 284 or 50% will be in the grades 4 to 9 which will move into the high schools in the next six years.



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It is in the number of high school spaces where our enrolment needs will be acutely felt in the near future. Charles Spencer High School is a 1252 capacity school with enrolments of approximately 1214 students on September 30th, 2018. That is 97% of current capacity and we anticipate these numbers to grow with the anticipated growth of the city. As a temporary measure two modular classrooms were added to the school in the summer of 2018. However, we have reached the limit on how many modulars we can place on the school site as we will encroach on the property line with these last additions.

Enrolment Growth Projection (Using 2018/2019 enrolments)	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
1%	1226	1238	1251	1263	1276
2%	1238	1263	1288	1314	1340
3%	1250	1288	1327	1366	1407
4%	1263	1313	1366	1420	1477
Total Capacity	1252	1252	1252	1252	1252
2% Growth	1238	1263	1288	1314	1340
Capacity Utilization	99%	101%	103%	105%	107%

The enrolment projection illustrated in the table above shows with an achievable annual growth of 2% the school will be at maximum capacity with no more room to add modular classrooms on the site. Therefore, it is necessary to add the planned permanent addition to add classroom space for another 200 students.

Another area that has been identified that will drive increases in enrolment is the development of a new residential subdivision as a result of the city’s continued growth. Included in this report is information on the city’s Kensington Area Structure Plan (ASP) subdivision in the southwest corner of the city. Originally this ASP indicated 122 hectares of subdivision, but an application made to the city has now increased this area to 190 hectares. This is a significant increase in the ASP from what we were originally planning to accommodate. In reviewing the city’s data on the draft ASP it is anticipated the dwellings developed in this area will tend to be towards families who have a higher number of children with market prices at a level that attract young families or new families. The ASP data projects a total population at build out of 7,312 residences. Below is a table projecting the subdivision to have the following student population:

Table - Student Generation		
Total Students	19.0% of Area Population**	1389
Public School Students	66% of Total Students	917
Grades K-8	70% of P.S. Students	642
Grades 9-12	30% of P.S. Students	275



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As shown in the table above an additional 642 Kindergarten to Grade 8 public school students are projected to join our schools. Currently our closest schools to this area, Derek Taylor Public School and Isabel Campbell Public School are at 70% and 85% utilization respectively. Isabel Campbell Public School is in an area that is still under development and will experience continued enrolment growth in the short term. The future student population in the Kensington development cannot be accommodated in the existing schools in the area. A significant factor in the request of a new school is the presence of a major arterial road separating the development from our existing District schools. Kensington area students attending Derek Taylor Public School and Isabel Campbell Public School would require bussing. Because of all these factors our board has identified this area as priority for a new school.

Facility Perspective

Aspen Grove School (Kindergarten to Grade 8)

The school was originally built as a Kindergarten to Grade 6 school and over the years it has had a larger student population than was intended for the school. With recent school additions and change in attendance boundaries in the District, the enrolments have decreased, and the school is currently at 71% of its built capacity. However, the school programming offered is now Kindergarten to Grade 8.

The gymnasium was never constructed to accommodate junior high students and does not meet the physical education needs for this level of programming and it restricts what can be accomplished at this level. The current Aspen Grove School gymnasium is approximately 402 meters square. The standard gym configuration for a newly built Kindergarten to Grade 8 schools is approximately 550 square meters.

Since the school is thirty years old the administration office configuration is not ideal in today's environment where safety is a priority for schools. There is no line of sight to the school's entryway to facilitate supervision of the main entry. Also due to the school's configuration change there are not enough offices for the current administrative staff requirements being a Kindergarten to Grade 8 programming school. For these reasons it is included in our capital plan to expand the gymnasium as well as reconfigure the administrative offices to meet our current and future needs.

Crystal Park School (Kindergarten to Grade 8)

The Crystal Park School is thirty-six years old and has never been modernized in its years of operation. This is a unique school in our district as it was built as a school focused on special needs programming. Its construction consists of wide hallways to ensure ease of access for students who require mobility assistance. It is one of a very few schools in Alberta which has a swimming pool. The classrooms are structured in four pods that extend from a common central area. There are specialized built areas such as the physiotherapy pod which were built for the specific use at the time. However, with today's programming needs the building is inefficient and these specialized areas need to be reconfigured to allow for better use with today's programming needs.



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A mechanical systems assessment was commissioned in October of 2017 which highlights many deficiencies. In summary the report findings indicate:

1. The existing mechanical systems are at the end of their service lives.
2. The mechanical systems are not configured to good engineering practice.
3. Significant upgrades to the mechanical systems are required to bring the systems to good design practices, guidelines, and standards.
4. The existing mechanical systems use a disproportionate amount of energy.

The estimated cost for the upgrades required of the mechanical systems are approximately \$1.4 million at the time the assessment was done almost two years ago. In addition to the mechanical systems the school flooring, interior finishing and cosmetics require updating to refresh the overall appearance of the school as it is showing its age. The District is continually striving to minimize school operating costs such as switching to energy efficient light bulbs. Crystal Park School has been identified as the least energy efficient school in the District with utility and energy costs running higher than the average of our remaining schools. This situation is also observed even in the summer months when the school is closed.

Note that the cost estimate will have to be determined with a scoping exercise done in the designing phase because of the reconfiguration of the physiotherapy and administration office areas would have to be analyzed to make determinations on the most effective use of the available space.