

**PRAIRIE LAND REGIONAL DIVISION #25  
Three-Year Capital Plan**



**PRAIRIE LAND REGIONAL DIVISION #25**

**Three Year Capital Plan  
2009/2012**

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## **PRAIRIE LAND REGIONAL DIVISION #25 Three-Year Capital Plan**

### **School Jurisdiction Overview**

Prairie Land Regional Division #25 (PLRD) is located in the southeastern part of the province and is a sparsely populated jurisdiction. In 1995 Prairie Land Regional Division #25 was regionalized, bringing together the districts of Rangeland, Berry Creek, Neutral Hills and Starland School Division. With Central Office located in Hanna, two hours east of Calgary, it is as long to travel from the eastern-most school in Altario to Central Office, as it is to travel from Central Office to Calgary, Red Deer or Medicine Hat. The population within the jurisdiction is very sparsely distributed. Out of a total population of less than 10,000 there are 1,367 students enrolled in 19 schools at September 30, 2008. Nine of these schools are on the colonies of the Hutterian Brethren, which house approximately 161 students. Of the 10 non-colony schools, six operate with a K-12 configuration; one operates a K-3; one operates a 4-12; one operates a 1-12 and one is an Outreach School.

### **Small School and Sparsity Issues**

The established trend that reflects a decrease in student numbers over the foreseeable future is of concern to the PLRD Board. Additional sparsity funding in the Plant Operations and Maintenance (PO&M) and Transportation envelopes does provide some relief but is inadequate to properly maintain schools with declining enrolments. While our school utilization rates continue to decline most building costs are fixed, regardless of their student populations. With increasing costs for basic utilities, maintenance, custodial services and supplies current funding formulas are not adequate. Facility upgrades are currently funded from IMR (Infrastructure Maintenance and Renewal).

### **IMR (INFRASTRUCTURE MAINTENANCE AND RENEWAL)**

IMR Funding is 50% enrolment, 24% age of buildings, 21% eligible school space, 3% geographic factors (RCPA), 2% other factors (i.e. non-refundable GST).

To further, exacerbate this problem is the lack of funding to right-size school facilities. This creates a "Catch 22" cycle impeding the Board's ability to increase utilization.

### **Divisional Utilization Study**

In May 2005 the Prairie Land Regional Division #25 initiated a Divisional Utilization study. This study, undertaken by the Simera Strategy Group and Gibbs Cage Architects, was focused on student accommodation in each of the eight geographic sectors in the division. It is the goal of this study to review a number of ways to right-size schools and to recommend the most cost effective way to:

- a) Increase ability of the Division to access much needed capital funding; and

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- b) Maximize the ability of the Division to operate, maintain schools through maximizing grants and minimizing expenditures

Special emphasis will be placed on the ability of each facility to accommodate the Alberta Education program of studies while maximizing the efficiency of each facility by continuing to provide appropriately sized and located schools and programs for all students. The study did not include the nine schools operating on the Hutterite Colonies.

### **Program Components**

Implementation of this project involves the following components:

1. [Analysis of Existing Programs and Services.](#)

This includes:

- Existing school programs (i.e. Provincially mandated programs, student capacity, grade configurations, etc.)
- Geographic location information for special needs students
- Complementary social and cultural programs provided by other agencies

2. [Existing Policy and Procedures Review](#)

This includes:

- Educational goals, policies and specifications (catchment area perimeters)
- Board policies (i.e. size of schools, grade configurations, location of schools, etc.)
- Boundary and Transportation Policies

3. [Demographic Review](#)

This is an analysis of the communities present demographic profile and a projection of its future character, where available. This will serve as a basis for identifying current and future educational needs within that community. Primary data used:

- Housing development history
- Housing Projections
- Student yield rate study
- Birth rate data, where available

4. [Enrolment Projections \(excluding ECS\)](#)

This includes:

- Actual and projected enrolments by grade, school, sector and division
- Enrolment projections – 3 years

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### 5. Projected Future Needs

Develop sector scenarios to accommodate future needs using:

- Alberta Infrastructure and Transportation Audit reports
- Capacity, enrolment, utilization, strategic location, condition and functionality
- Long term costs for status quo versus recommended options of facilities including the age of facilities
- Operating and maintenance costs, utilities, replacement and modernization costs
- Availability of land and services for new school sites, if required.
- Possible cost recovery for building and site sales
- Impact on existing operations (i.e. programs, facilities, transportation, administration, etc.)
- Relate school site location to locations of future students with transportation implications (cost, service and safety)
- Right sizing recommendations – priorities of need

**The following funding mechanisms will be used to achieve Prairie Land Regional #25 goals.**

#### **Modernization Funding**

1. Alberta Infrastructure's policy is to preserve viable schools. School viability is assessed based on enrolments, strategic location and economies of scale, functionality and condition as determined by facility audits.
2. Modernization funding is for preservation type projects that equal or exceed \$250,000 in total construction costs.
3. A modernization project is intended to renovate all or part of an existing school in order to:
  - a. Overcome major deficiencies throughout a building or section of a building, which threatens the health and safety of students and staff, including situations under the Alberta Safety Codes Act or other legislation;
  - b. Accommodate educational programs and integrate and deliver technology, including career and technology studies (CTS Equipment), associated with the modernization project;
  - c. Provide access and facilities for disabled persons;
  - d. Replace or upgrade building structural components, mechanical and electrical services and architectural finishes;
  - e. Support the concept of life long learning.

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4. For situations where a modernization project is estimated to cost more than 75% of a replacement facility, the school board may apply to Alberta Education for a replacement facility. Alberta Education is unwilling to fund modernization projects in schools that may be considered for closure over the short term. Alberta Education encourages school jurisdictions, over the long term, to strive towards a school, sector and system utilization rate of 85%.

### Infrastructure Maintenance Program

IMR funding is, provided specifically to upgrade building components to meet health and safety requirements, municipal requirements, replacement worn building components, and modernization projects with a total construction (**costs of less than \$250,000**).

### Plant Operations and Maintenance Funding

Alberta Education currently provides funding based on school enrolments. School jurisdictions with a high amount of square meters and low enrolments must strive to use the current plant operation and maintenance funding to maintain all schools, whether fully utilized or not.

### New School Construction & Additions to Existing Schools Funding

The school board is eligible to apply for expansion funding when utilization within a sector reaches or exceeds 85% and continued sustained growth is a forecast, based on current and expected future enrolment.

#### A school board is eligible to apply for a new school when:

1. Additions to existing will not provide sufficient space to accommodate current and expected future enrollment in a sector.
2. When existing schools are not appropriately located in the geographic sector of the school jurisdiction to accommodate current and future expected enrolments.

### School Facility Audits

To date Alberta Education has updated the facility audits at Altario, Berry Creek, Consort, Delia; Hanna Primary, J.C. Charyk, Morrin, Veteran, and Youngstown Schools.

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**2009-010 Funding Levels**

Infrastructure funding, in the form of IMR (Infrastructure Maintenance and Renewal) funding has been announced for 2009-10 Government fiscal year.

**ENROLLMENT STATISTIC AND PROJECTIONS**

School	Actual Sept 2008/09 Including ECS	Projection Sept 2009/10 Not including ECS	Projection Sept 2010/11 Not including ECS
Altario	63	62	56
Berry Creek	76	80	83
Consort	259	257	263
Delia	126	124	126
Hanna Outreach	03	06	08
Hanna Primary	121	119	117
JC Charyk	408	401	398
Morrin	176	176	180
Veteran	52	52	41
Youngstown	54	53	51

**THREE YEAR PLAN EXPENDITURE SUMMARY**

School	2009/10	20010/11	20011/12	TOTAL
Altario	\$55,384.00	\$44,477.00	\$16,740.00	\$116,601.00
Berry Creek	\$90,864.00	\$13,000.00	\$40,000.00	\$143,864.00
Consort	\$906,966.13	\$30,000.00	\$21,000.00	\$957,966.13
Delia	\$116,473.00	\$43,750.00	\$9,500.00	\$169,723.00
Hanna Primary	\$125,096.00	\$211,600.00	\$160,000.00	\$496,696.00
JC Charyk	\$141,750.00	\$89,192.00	\$45,000.00	\$275,942.00
Morrin	\$58,953.00	\$302,100.00	\$57,000.00	\$418,053.00
Veteran	\$14,644.00	\$160,000.00	\$316,000.00	\$490,644.00
Youngstown	\$80,842.00	\$44,461.00	\$25,000.00	\$150,303.00
<b>TOTALS</b>	<b>\$1,590,972.13</b>	<b>\$938,580.00</b>	<b>\$690,240.00</b>	<b>\$3,219,792.13</b>

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**APPENDIX B  
SCHOOL SPACE ADEQUACY (UTILIZATION)**

School	2008-09 Enrollment Including ECS	Adjusted Area M2	Adjusted Rated Capacity	% Utilization
Altario	66	2,224.60	195	34%
Berry Creek	80	3,317.60	332	24%
Consort	255	4,385.60	467	59%
Delia	131	2,324.30	204	69%
Hanna Outreach	03			
Hanna Primary	131	3,735.80	433	33%
JC Charyk	355	8,081.50	934	45%
Morrin	214	3,090.50	327	55%
Veteran	68	1,486.90	141	42%
Youngstown	64	1,991.30	175	31%
	<b>1367</b>	<b>30,638.10</b>	<b>3208</b>	<b>44%</b>

**Altario School**

Altario School offers a K-12 program in a fairly remote area of the province. The School serves students from the rural communities of Altario, Compeer and Kirriemuir.

**Viability**

Enrollment over the past eight years has decreased and according to the Simera Strategy Group Study, the projected enrollment will continue to decline over the next 10 years. As of September 2008 student enrollment was 66.

Because of the remoteness of the area, and Altario's large catchment area it is not possible to transport students to alternate locations within acceptable ride times.

**The Facility**

The original school, consisting of 1,000.1 square meters was, constructed in 1957; additions of 208.3 square meters in 1960; 365.2 square meters in 1964 and 579.0 square meters in 1989.

The 1957, 1960 and 1964 sections are constructed of masonry, wood frame, flat membrane roofs, and stucco exterior. The 1989 addition is of masonry construction, steel joists, steel deck and stucco exterior.

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Altario School (continued)

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The Three and Ten Year Capital plans include the removal of two portables, which will assist in “right sizing” the facility. The building has a rated capacity of 195 students, with a utilization rate of 34% as of September 2008.

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. NEW CARPET IN ADMIN OFFICES & LIBRARY	IMR	\$35,000.00	2009/10
2. PLUMBING FIXTURE UPGRADE	IMR	<u>\$20,384.00</u>	2009/10
		<b>\$55,384.00</b>	
3. NEW FLOORING IN FOYER & CORRIDOR	IMR	\$24,477.00	2010/11
4. PAINT INTERIOR OF SCHOOL	IMR	<u>\$20,000.00</u>	2010/11
		<b>\$44,477.00</b>	2010/11
5. UPGRADE CHAULK BOARD TO WHITE BOARDS	IMR	\$12,600.00	2011/12
6. UPGRADE CHANGE ROOMS	IMR	<u>\$ 4,140.00</u>	2011/12
		<b>\$16,740.00</b>	
<b>ALTARIO TOTAL</b>		<b>\$116,601.00</b>	

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**Berry Creek Community School**

Berry Creek Community School, with a K-12 configuration is located in the hamlet of Cessford. The Berry Creek School was constructed or built in 1995.

**Viability**

Over the past eight years, the student enrollment has decreased from 132 to 80 in September 2008.

Berry Creek Community School has a huge catchment area. Because of the remoteness of the area it would not be possible to transport students to alternate locations within acceptable ride times.

**The Facility**

The Berry Creek School, 3,317.6 square meters, was constructed or built of non-combustible masonry and steel construction, sprinkled with a flat membrane roof and brick exterior.

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The building has a rated capacity of 351 students with a current utilization rate of 24% as of September 2008.

**BERRY CREEK COMMUNITY SCHOOL**

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. PNEUMATIC CONTROL UPGRADE	IMR	\$20,000.00	2009/10
2. HEAT PUMP UPGRADE	IMR	\$25,000.00	2009/10
3. HEATING UPGRADE	IMR	\$30,576.00	2009/10
4. FLOORING UPGRADE	IMR	\$15,288.00	2009/10
		<b>\$90,864.00</b>	
5. REPLACE STARTER CONTROL CENTRE	IMR	\$13,000.00	2010/11
6. UPGRADE TELECENTER	IMR	\$40,000.00	2011/12
<b>BERRY CREEK TOTAL</b>		<b>\$143,864.00</b>	

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**Consort School**

Consort School is located in the town of Consort and serves K-12 students from the town of Consort and surrounding areas. High School students are bussed from Veteran to attend Consort as Veteran is only a K-9 School.

**Viability**

Over the past eight year's the student enrollment has decreased from 306 to 255 as of September 2008.

**The Facility**

The original school, 1,323.1 square meters, was constructed in 1958, and addition of 953.5 square meters in 1966 and an addition of 2,109.0 square meters in 1993 were constructed.

The 1958 school is constructed of masonry and steel, flat membrane roof and brick and stucco exterior; 1966 is constructed of masonry and steel, and flat membrane roof; and 1993 of masonry and steel, flat membrane roof and brick and stucco exterior.

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The building has a rated capacity of 467students, with a net utilization rate in the year 2008/09 of 59%.

**PLRD 3-Year Facility Plan**

**CONSORT SCHOOL**

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. CLASSROOM FLOORING UPGRADE	IMR	\$35,672.00	2009/10
2. REPLACE THERMALLY BROKEN SEALED UNITS	IMR	\$30,000.00	2009/10
3. PLUMBING FIXTURE UPGRADE	IMR	\$35,672.00	2009/10
4. BOILER UPGRADES	IMR	\$38,730.00	2009/10
5. GYM FLOORING/RESAND	IMR	\$10,192.00	2009/10
		<b>\$150,266.00</b>	
<b>6 ADDITION TO CTS FACILITY</b>	<b>CAPITAL</b>	<b>\$756,700.13</b>	<b>2009/10</b>
7. UPGRADE DDC CONTROL SYSTEM	IMR	\$30,000.00	2010/11
8. HUMIDIFICATION UPGRADE	IMR	\$21,000.00	2011/12
<b>CONSORT TOTAL</b>		<b>\$957,966.13</b>	

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**Consort CTS Addition Proposal 2009**

**Existing CTS Lab Assessment**

The Consort CTS lab no longer meets building codes. The area is too small and this creates Safety Concerns. There is no Welding Exhaust, proper Dust Collection System or a dedicated Make-Up Air System. A building addition should be constructed and attached to the existing CTS Lab. Upgrades to the existing CTS Lab would also be required to meet current building codes.

**1. Site development.**

Site development would be required which would involve landscaping of the area east of the existing CTS Shop. **(\$20,000)**.

**2. Construct 130 sq.metre additions to existing CTS Shop.**

Construction would consist of Concrete block walls with a roof containing Steel trusses build up. Two large over head doors would also be located to the north side of the new addition to provide access. The addition would also need installation of Electrical, Plumbing, Heating, Ventilation Welding Exhaust System and some Millwork. **(\$487,909)**

**3. Existing CTS Shop Upgrades.**

Some building upgrades would be required to bring existing CTS carpentry shop to code. These upgrades would include a Lighting upgrade, new over head door, ventilation upgrade and new dust collection system. **(\$40,000)**.

**4. Addition CTS Equipment**

In order to provide programming Trades CTS Equipment would need to be purchased and this equipment would include Auto Hand Tools, Electronics Equipment, Large Tools, Metal Working Tools, and Welding Equipment etc. **(\$140,000)**.

**5. Protocol Prior to adding additional Space to School.**

If board chooses this route approval prior to construction would need to come from Alberta Infrastructure. Once approval has been given then we would need to contract to an Architecture Firm to draft the building specifications. Once this process has been completed then we would call for tenders. Consulting Fees **(10% of Project)**.

**6. Building Costs**

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To CONSTRUCT this addition and including CTS Equipment (\$687,909.21) plus 10% for Consulting Fee's. This is an estimate only, without the building specifications accurate pricing is impossible.

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**Delia School**

Delia School is a K-12 School serving the town of Delia and surrounding area.

**Viability**

Over the past eight year's the student enrollment has decreased from 182 to 131 in September 2008.

**The Facility**

A 791.4 square meter school was constructed in 1956, additions of 379.5 square meters in 1959; 312.7 square meters in 1969; 372.63 square meters in 1975; 51.5 square meters in 1983; 468 square meters in 1985 and a student hub of approximately 75 square meters in 1993.

The school is constructed of masonry; wood frame and steel, membrane flat roof and stucco exterior.

**Space Adequacy**

The existing area according to the Area Capacity Utilization Report is insufficient. The building has a rated capacity of 204 students, with a net utilization rate in the year 2008/09 of 69%.

**PLRD 3-Year Facility Plan**

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. PLUMBING RAIN WATER	IMR	\$16,050.00	2009/10
2. REPLACE CLASSROOM DOORS	IMR	\$15,750.00	2009/10
3. REPLACE #2 BOILER BASEMENT HEATING	IMR	\$20,000.00	2009/10
4. MECHANICAL UPGRADE	IMR	\$10,020.00	2009/10
5. SITE IMPROVEMENTS LANDSCAPING	IMR	\$25,480.00	2009/10
6. UNIT HEATERS / BOOT ROOM / HALLWAY	IMR	\$ 9,173.00	2009/10
7. UPGRADE SOUTH ROOF TOP AIR MAKEUP	IMR	<u>\$20,000.00</u>	2009/10
		<b>\$116,473.00</b>	
8. REPLACE STARTERS IN CONTROL CENTRE	IMR	\$ 7,000.00	2010/11
9. UPGRADE HEATING PUMPS BASEMENT	IMR	\$10,000.00	2010/11
10. UPGRADE ELETRICAL PANELS / FIRE	IMR	<u>\$26,750.00</u>	2010/11
		<b>\$43,750.00</b>	
11. NEW GYM DOORS / HARDWARE	IMR	\$ 9,500.00	2011/12
<b>DELIA TOTAL</b>		<b>\$169,723.00</b>	

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**Hanna Primary School**

Hanna Primary is a K-3 school located in the town of Hanna. It draws its students from the town itself and surrounding communities.

**Viability**

Over the past eight year's the student enrollment has decreased from 184 to 131 as of September 2008.

**The Facility**

The original school of, 1,414.4 square meters, was constructed in 1928 and added to in 1958; 572.4 square meters; 1964 – 1,670.3 square meters and in 1982 – 78.65 square meters.

The 1928 school is constructed with brick masonry, steel beams, laminated timber floors, and flat membrane roof. The 1958 school construction is masonry bearing walls, steel joists, wood deck, stucco and metal exterior; 1964 school construction, masonry bearing walls, floor and roof structure undetermined, membrane flat roof, exposed concrete block and brick exterior; 1982 construction, wood and frame construction, membrane flat roof and stucco exterior.

The 1928 building has not been upgraded except for a basement classroom, upgraded in 1981 and boys change area added in the basement in 1985; 1964 school, the administration area was renovated in 1983; the girls change rooms were modernized in 1989 and industrial arts converted to a library and computer lab in 1999.

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The building has a rated capacity of 433 student's, with a utilization rate in the year 2008/09 of 33%.

**PLRD 3-Year Facility Plan**

PLRD has requested a major retrofit or reconstruction of Hanna Primary School in 2003-04. (Request has been put on hold).

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. REPLACE LIBRARY FLOORING	IMR	\$15,000.00	2009/10
2. REPLACE ROOFING 1928	IMR	\$45,000.00	2009/10
3. INSTALL BACK UP BOILER /1964	IMR	\$60,000.00	2009/10
4. REPLACE BOOT RACKS	IMR	\$ 5,096.00	2009/10
		<b>\$125,096.00</b>	
5. ELECTRICAL RETROFIT / FIRE / LIGHTNING	IMR	\$211,600.00	2010/11
6. UPGRADE WINDOWS	IMR	\$160,000.00	2011/12
<b>HANNA PRIMARY TOTAL</b>		<b>\$496,696.00</b>	

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**JC Charyk School**

J.C. Charyk School, the largest in the jurisdiction, serves grades 4-12 students from the Town of Hanna and surrounding area.

**Viability**

While enrolment at J.C. Charyk School is declining, the school will remain an integral part of the PLRD jurisdiction over the long term. Over the past eight year's the student population has decreased from 547 to 355 as of September 2008.

**The Facility**

The original School, 4,031.5 square meters, built in 1967 and an addition 4,050 square meters added in 1993.

The 1967 School is constructed of combustible and non-combustible construction with masonry walls, laminated beams, wood framing, steel trusses, steel decking, membrane roof and brick exteriors.

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The building has a rated capacity of 934 students, with a utilization rate of 45% as of September 2008.

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. UPGRADE DDC CONTROL SYSTEM	IMR	\$ 36,750.00	2009/10
2. REPLACE ALUMINUM WINDOWS	IMR	<u>\$105,000.00</u>	2009/10
		<b>\$141,750.00</b>	
3. SOUTH END BUS LANE / SIDEWALK	IMR	\$10,192.00	2010/11
4. COMPRESSOR & AIR DRYER UPGRADE	IMR	\$ 4,000.00	2010/11
5. NEW SIDEWALK WEST ENTRANCE	IMR	\$35,000.00	2010/11
6. SAND GYM FLOOR	IMR	<u>\$40,000.00</u>	2010/11
		<b>\$89,192.00</b>	
7. REPLACE BATHROOM PARTITIONS	IMR	\$15,000.00	2011/12
8. REPLACE STAGE FOLDING DOORS	IMR	\$20,000.00	2011/12
9. REPLACE PROFILED SIDING	IMR	<u>\$10,000.00</u>	2011/12
		<b>\$45,000.00</b>	
<b>J.C.CHARYK TOTAL</b>		<b>\$275,942.00</b>	

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**Morrin School**

Morrin School is located in Morrin and serves a K-12 student population from the Town of Morrin and surrounding area.

**Viability**

Over the past eight years the student population has decreased from 258 to a projected 214 in September of 2008.

**The Facility**

The original two story school, 884.7 square meters was constructed in 1950; a two story addition, 1,014.5 square meters in 1957; a single story addition, 280 square meters in 1978, a two story addition, 2,152 square meters in 1988 and a second story addition in 1994.

The 1950 original building is of wood frame construction, flat roof and stucco exterior, 1957, 1978, 1994 additions are of wood frame construction, flat roof and stucco exterior.

In 1988, the 1950 and 1957 buildings were modernized.

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The building has a rated capacity of 326 students, with a net utilization rate in the year 2008/09 of 55%.

**PLRD 3-Year Facility Plan**

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. SOUTH SETTLEMENT CLASS ROOM REPAIRS	IMR	\$ 6,420.00	2009/10
2. REPLACE 330 m2 ROOFING	IMR	\$32,675.00	2009/10
3. ELECTRICAL UPGRADE	IMR	\$ 9,666.00	2009/10
4. HEATING UPGRADE	IMR	<u>\$10,192.00</u>	2009/10
		<b>\$58,953.00</b>	
<b>5. BUILDING ENVELOPE</b>	<b>CAPITAL</b>	<b>\$256,100.00</b>	<b>2010/11</b>
6. REPLACE DOORS AND HARDWARE	IMR	\$30,000.00	2010/11
7. REPLACE WATER TANK MIXING VALVE	IMR	\$12,000.00	2010/11
8. REPLACE PNEUMATIC 3-WAY VALVES	IMR	<u>\$4,000.00</u>	2010/11
		<b>\$46,000.00</b>	
9. UPGRADE D.D.C. CONTROL SYSTEM	IMR	\$25,000.00	2011/12
10. UPGRADE FIRE ALARM PANEL	IMR	<u>\$32,000.00</u>	2011/12
		<b>\$57,000.00</b>	
<b>MORRIN TOTAL</b>		<b>\$418,053.00</b>	

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**Morrin Building Envelope**

**Building Exterior Assessment**

The Morrin School building exterior consists of a Stucco Application. The Stucco is in very poor condition should be replaced with a Metal Clad Siding. In time if not repaired properly Mould could begin to up within the interior walls of the school building. In 2007/2008 new windows were installed but this is only one component of the Building Exterior Envelope Upgrade. In the 2006 Morrin Facility Evaluation Audit the overall building envelope summary was rated as poor condition.

**1. Building Envelope**

Remove existing Stucco and Re-clad with Metal Siding. (\$256,100).

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**Veteran School**

Veteran School serves K-9 students from the town of Veteran and surrounding area. Grades 10-12 attend Consort School

**Viability**

Over the past eight years the student population of the Veteran School has been declining and the projected enrolments identify that this trend will continue. While the catchment area is not as large as in other PLRD schools, ride times to an alternate site would be considered excessive for young students.

**The Facility**

The original school 1,486.9 square meters was constructed in 1957 and an addition of 111.0 square meters was added in 1994.

The 1957 school is constructed of masonry walls, steel joists, laminated beam, membrane roof, exposed block, wood siding and stucco exterior.

Prairie Land Regional Division has requested for capitol funding for major reconstruction of the Veteran School but because of the low utilization the request has not been successful to date. The division will continue to resubmit the request to Alberta Infrastructure.

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The building has a rated capacity of 143 students with a net utilization rate in the year 2008/09 of 42%.

**PLRD 3-Year Facility Plan**

PLRD has requested a major reconstruction of Veteran School in 2004-05 (Request on hold).

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. SCIENCE CLASSROOM UPGRADE	IMR	\$10,058.00	2009/10
2. HEATING UPGRADE	IMR	\$ 4,586.00	2009/10
		<b>\$14,644.00</b>	
3. COMPLETE ELECTRICAL RETROFIT	IMR	\$160,000.00	2010/11
4. INSTALL FIRE RATED CEILINGS	IMR	\$61,000.00	2011/12
5. BUILDING ENVELOPE	Capital	\$255,000.00	2011/12
<b>VETERAN TOTAL</b>		<b>\$490,644.00</b>	

**PRAIRIE LAND REGIONAL DIVISION #25  
Three-Year Capital Plan**

**Veteran Building Envelope**

**Building Exterior Assessment**

The exterior envelope of the 1957 building is a combination wood siding on framing as well as brick veneer on concrete block. There is exposed painted concrete block and component of cast in place concrete spandrels at the two storey portion of the building.

The roofing is comprised of SBS membrane on unknown substrate and insulation. Re-roofing was last performed in approximately 1991. Insulation values for both the walls and the roof are unknown. Windows at the 1957 building are original wood sash. All exterior doors and frames at the 1957 building are original wood units. Some have been upgraded. Exterior surfaces of the entire building with the exception of brick, stucco and prefinished metal surfaces were repainted in 2003. The general condition of the 1957 original building is marginal.

The 1957 envelope components demonstrate a lack of insulation and vapour defense characteristics and are considered poor. Recommendations are to install new stucco or metal clad on thermal and moisture control assembly to all existing wall surfaces. Replace all doors and windows with energy efficient units.

**1. Building Envelope**

Remove old siding and windows, upgrade windows and doors to new energy efficient, insulate and install new exterior (Metal Clad or Stucco) **.(255,000).**

**PRAIRIE LAND REGIONAL DIVISION #25  
Three-Year Capital Plan**

**Youngstown School**

Youngstown School serves grades 1-12 students from the Town of Youngstown and surrounding communities.

**Viability**

Over the past eight years, student enrollment has declined and according to the Simera Strategy Group Utilization Study, enrollments will continue to decline. As of September, 2008 student enrollment numbers were 64.

**Facility**

The original building, of 608.2 square meters was constructed in 1956; additions of 93.3 square meters in 1958; 213.3 square meters in 1960; 1,020.8 square meters in 1972; 16.0 square meters in 1975; 53.93 square meters in 1987 and 40 more or less square meters with date unknown.

The 1956 school was constructed of concrete block, steel trusses, wood joists and flat membrane roof. The 1958, 1960, 1997, and 1987 additions are of concrete block construction.

The 1972 school is of concrete block construction, flat membrane roof and exterior brick.

**Space Adequacy**

The existing area according to the Area Capacity and Utilization Report is excessive. The building has a rated capacity of 175 students with a utilization rate in the year 2008/09 of 31%.

DESCRIPTION	FUNDING	BUDGET	PLAN YEAR
1. EXTERIOR PAINTING	IMR	\$10,000.00	2009/10
2. ELEM WING WINDOW UPGRADE	IMR	\$30,000.00	2009/10
3. UPGRADE DDC CONTROL SYSTEM	IMR	\$20,458.00	2009/10
4 BUILDING ENVELOPE UPGRADE	IMR	\$20,384.00	2009/10
		<b>\$80,842.00</b>	
5. HALLWAY FLOORING	IMR	\$44,461.00	2010/11
6. REPAIR BASEMENT BOILER WALLS	IMR	\$20,000.00	2011/12
7. FIRESTOP MECHANICAL ROOM	IMR	\$ 5,000.00	2011/12
		<b>\$25,000.00</b>	
<b>YOUNGSTOWN TOTAL</b>		<b>\$150,303.00</b>	