



WETASKIWIN REGIONAL PUBLIC SCHOOLS



Wetaskiwin Regional Public Schools

Three Year Capital Plan 2018-2021



Wetaskiwin Regional
Public Schools

Inspiring students to become the best they can be.

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BACKGROUND INFORMATION

Wetaskiwin Regional Public Schools: A Rural Setting

Wetaskiwin is approximately 70 kilometers south of Edmonton in an area uniquely suited to appeal to the outdoor enthusiast and the urbanite. The boundaries for the area served by Wetaskiwin Regional Public Schools (WRPS) are coterminous with those of the County of Wetaskiwin, and include the City of Wetaskiwin, the Town of Millet and numerous summer villages and hamlets. The Division is composed of 23 instructional sites located in a 150-kilometer corridor running east to west along Highway 13.

Geographic Implications

The geographic configuration of the Division means significant distances to travel in serving our schools. As noted, it is approximately 150 kilometers between the two schools at opposite ends of the jurisdiction and approximately 115 kilometers from our maintenance facility to the furthest school.

Jurisdictional Anomalies

WRPS has a long-standing issue of an inordinately high proportion of special needs students. Our proximity to the Maskwacis First Nations Reserve constitutes the need for high quality and responsive First Nations, Métis and Inuit Program. We also offer French Immersion, Outreach and Year-Round Schooling. These program offerings put an additional strain on and add complexity to our maintenance program.



OUR FACILITIES

Our inventory of 23 instructional sites and service-related facilities totals approximately 67,500 square meters and 130 acres of land. The replacement value of these facilities totals approximately \$226,453,658 with contents of \$45,754,436.

Our schools range in age from Griffiths-Scott Middle School opened in 2012 to Millet School which was originally constructed in 1930. The largest school, Wetaskiwin Composite High School is 14,016 square meters, while the smallest, Wetaskiwin Early Education and Family Wellness Centre is 1,118 square meters.

EXECUTIVE SUMMARY AND PRIORITIES

The prioritized capital projects for Wetaskiwin Regional Public Schools are as follows:

Priority	New Construction or Modernization
1.	Winfield School
2.	Parkdale School
3.	Buck Mountain Central School

Please see the following commentary for a brief description and estimated cost of each of the above capital projects.

WINFIELD SCHOOL

Winfield School is located in the Winfield, Alberta and offers an ECS – Grade 6 program.

Winfield School has a gross area of 2,890 square meters with a net capacity of 238 students. With a 2016-2017 enrolment of 82 Full-time Equivalent students, adjusted to 84 for Area Capacity and Utilization purposes, the utilization is 37%.

Currently the administration office suite is located at a significant distance from the front doors of the school. Traffic in and out of the school is monitored via a video camera and controlled using a buzz-in system. Student safety is an issue.

Recently a Scoping Report was prepared in order to assess the feasibility and costs associated with the modernization of this school. The report was prepared by an Architectural firm in conjunction with structural, mechanical and electrical firms. Due to issues discovered related to building code, building safety and efficient building operations, the final recommendation is to demolish the existing building and construct a new replacement school on the existing site.

The replacement school would be constructed with a core sized to 300 students plus modular units to address actual student projections.

Project Category: New Construction

5 Year Facility Condition Index: 21.09%

Total Project Cost: \$9,125,416

Scheduled Start Date: September 1, 2018

Scheduled Completion Date: August 31, 2020

Key Driver: Student Health and Safety

Backlog: No

PARKDALE SCHOOL

Parkdale School is located in the City of Wetaskiwin and offers an ECS – Grade 7 program.

Parkdale School has a gross area of 2,982 square meters with a net capacity of 383 students. With a 2016-2017 enrolment of 309 students, adjusted to 317 for Area Capacity and Utilization purposes, the utilization is 83%.

In September 2017, Parkdale School shall be reconfigured to offer an ECS – Grade 8 program. This will increase the enrolment and utilization. The school will require washroom upgrades to accommodate grades 7 and 8 students and will require additional staff parking areas.

Currently the administration office suite is located at a significant distance from the front doors of the school. The front doors are locked at all times and traffic in and out of the school is monitored via a video camera and controlled using a buzz-in system. Student safety is an issue.

Recently a Scoping Report was prepared in order to assess the feasibility and costs associated with the modernization of this school. The report was prepared by an Architectural firm in conjunction with structural, mechanical and electrical firms. Due to issues discovered related to building code, building safety and efficient building operations, the final recommendation is to demolish the existing building and construct a new replacement school on the existing site.

The replacement school would be constructed with a core sized to 250 students plus modular units to address actual student projections.

Project Category: New Construction

5 Year Facility Condition Index: 13.48%

Total Project Cost: \$11,705,400

Scheduled Start Date: September 1, 2018

Scheduled Completion Date: August 31, 2020

Key Driver: Student Health and Safety

Backlog: No

BUCK MOUNTAIN CENTRAL SCHOOL

Buck Mountain Central School is located in the Hamlet of Buck Lake. The school operates a grade 7 - 12 program, special education offerings and Career and Technology Studies. Located centrally between Alder Flats School and Winfield School, it serves as the receiving school from these elementary schools as students progress through their junior and senior high school years.

The school was originally constructed in 1940, with additions completed in 1960, 1976 and a complete modernization in 1990-1991.

Buck Mountain Central School has a gross area of 3,538.92 square meters with a net capacity for 294 students. With a 2016-2017 enrolment of 157 students, adjusted to 173 for Area Capacity and Utilization purposes, the utilization is 59%.

There have been significant problems with the 1990-1991 metal roof system. Some areas have been addressed through Emergent Capital Funding.

There is foundation movement around the perimeter which is affecting interior finishes, door operation and sidewalks which appears to be associated with localized excess ground water and poor surface drainage.

Project Category: Preservation – Facility Modernization

5 Year Facility Condition Index: 11.54%

Scheduled Start Date: September 1, 2018

Scheduled Completion Date: August 31, 2019

Total Project Cost: \$8,500,000

Key Driver: Student Health & Safety, Utilization Rates and Jurisdictional Enrolment Projections

Backlog: Yes, Health & Safety component