



WETASKIWIN REGIONAL PUBLIC SCHOOLS



Wetaskiwin Regional Public Schools

Three Year Capital Plan 2014-2017



Wetaskiwin Regional
Public Schools

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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 Hobbema First Nations Reserve constitutes the need for a 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 schools and service-related facilities totals approximately 67,500 square meters and 130 acres of land. The replacement value of these facilities totals approximately \$218,788,609 with contents of \$29,978,945.

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 14,016.4 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	Preservations or Modernization	Demolition
1.	Wetaskiwin Composite High School	Rosebrier School
2.	Buck Mountain Central School	

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

WETASKIWIN COMPOSITE HIGH SCHOOL

Wetaskiwin Composite High School is in the City of Wetaskiwin. The school operates a grade 10 – 12 program, special education offerings, Career and Technology Studies and an Integrated Occupational program. An Outreach and Transitional program are offered off-campus. The school serves all high school students residing in the City of Wetaskiwin, the Town of Millet and those attending Gwynne and Rosebrier Schools.

The school was built in 1955. Additional space was added in 1962, 1965, 1977 and 1989. A substantial but partial modernization and addition was completed in 1989.

The school is 14,016.4 square meters with a rated capacity for 1,045 students. In the 2010-2011 school year, there are 744 students, adjusted to 866 for special needs with a utilization of 83%.

There have been significant problems with the 1989 metal roof installation. Possibly due to improper sealing or insufficient ventilation, moisture makes its way to the ceiling finishes.

The mechanical system is in fair condition, but requires significant work. Five air handlers require replacement as do water heaters. Electrical upgrades are also recommended since the existing system is in poor condition and is nearing the end of its life cycle.

The CTS areas also require upgrades.

Project Category: Preservation – Facility Modernization

Facility Condition Index: 11.04%

Scheduled Start Date: July 2, 2013

Scheduled Completion Date: July 30, 2015

Total Project Cost: \$1,300,000

Key Driver: Health & Safety

Backlog: Yes

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 a the receiving school from these elementary schools as student's 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 365 students. With a 2011-2012 enrolment of 125 students, adjusted to 139 for special needs students, the utilization is 38%.

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.

Mechanically, septic system force pumps require replacement. Due to a design fault access to retrieve the pumps is unsafe and therefore will require a design review to engineer safe access that meets Occupational Health & Safety access codes.

In addition, during the 2014-2015 school year the Board of Trustees is considering the closure of Alder Flats School and Winfield School. These closures would result in the reconfiguration of Buck Mountain Central School from grades 7 – 12 to an ECS – 12 school. The schools attendance area would be redesigned to include the Alder Flats School and Winfield School attendance areas.

Project Category: Preservation – Facility Modernization

5 Year Facility Condition Index: 10.41%

Scheduled Start Date: September 1, 2015

Scheduled Completion Date: August 31, 2016

Total Project Cost: \$8,548,278

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

Backlog: Yes, Health & Safety component

ROSEBRIER School

Rosebrier School is located 35 kilometers southeast of our Divisional Office in Wetaskiwin. The school offers an ECS – grade 9 program.

Rosebrier School has a gross area of 1,772.90 square meters with a net capacity for 168 students. With a 2011-2012 enrolment of 63.5 full-time equivalent students, the utilization is 38%.

During the 2011-2012 school year the Board of Trustees approved the closure of Rosebrier School. This closure resulted in the redesign of Clear Vista School's attendance area to include the Rosebrier School attendance area.

Project Category: Demolition

Total Project Cost: \$500,000

Scheduled Start Date: July 1, 2014

Scheduled Completion Date: August 31, 2014

Key Driver: Utilization Rates & Enrolment Projections

Backlog: No