



WETASKIWIN REGIONAL PUBLIC SCHOOLS



Wetaskiwin Regional Public Schools

Three Year Capital Plan 2008-2011



Wetaskiwin Regional
Public Schools

Inspiring students to become the best they can be.

www.wrps.ab.ca

TABLE OF CONTENTS

Background Information	Page 3
Our Facilities	Page 4
Executive Summary and Priorities	Page 4
Our Facilities	Page 4
Executive Summary and Priorities	Page 4
Early Education Family Wellness Centre	Page 5
Winfield Elementary School	Page 6
C. B. McMurdo School	Page 7
Millet School	Page 8
Wetaskiwin Composite High School	Page 9
Gwynne School	Page 10
Griffiths-Scott Middle School (Demo)	Page 11
Winfield School (Demo)	Page 12

For more information regarding the Wetaskiwin Regional Public Schools Three-Year Capital Plan for 2008-20011, please contact:

Ms. Arlene Dow
Associate Superintendent
Business Administration
Wetaskiwin Regional Public Schools
5515-47A Avenue
Wetaskiwin, Alberta T9A 3S3

Phone: 780-352-6018
Fax: 780-352-7886
Email: pearsont@wrps.ab.ca

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 22 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 27 schools and service-related facilities totals approximately 67,500 square meters and 130 acres of land. The replacement value of these facilities totals approximately \$218,044,401 with contents of \$29,721,144.

Our schools range in age from Falun School opened in 2005 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 Off-Campus (Lynn Lauren) is 1,118 square meters.

EXECUTIVE SUMMARY AND PRIORITIES

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

Priority	Leases	New Schools	Replacement Schools	Expansions or Additions	Preservations or Modernizations	Demolition
1.	Early Education and Family Wellness Centre		Winfield School		C. B. McMurdo School	Griffiths-Scott (after replacement construction)
2.					Millet School	Winfield School (after replacement construction)
3.					Wetaskiwin Composite High School	
4.					Gwynne School	

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

Early Education and Family Wellness Centre

The Early Education and Family Wellness Centre (EEFWC) houses approximately 25 high-needs Early Education Services (ECS) children. The Wetaskiwin Home Education program also maintains office space within the building.

The stand alone facility is currently leased. For a number of years facility costs (lease expense, utilities, minor maintenance and custodial services) have been partially supported by the Central Alberta Child and Family Services but there is no guarantee this support will continue over the medium to long-term.

EEFWC has a gross area of 1,417.8 square meters. The facility includes classroom and playroom space, an office area and parent consultation lounge. The grounds offer a small fenced area for outdoor play.

Project Category: Expansion – Lease and Lease Administration

Total Project Cost: Annual operation costs of approximately \$55,000

Scheduled Start Date: September 1, 2008

Scheduled Completion Date: On-going

Key Driver: Space requirement

Backlog: Yes

WINFIELD ELEMENTARY SCHOOL

Winfield Elementary School is located within the Hamlet of Winfield. The school is 76 kilometers west of our Divisional Office in Wetaskiwin.

The original building was constructed in 1951. Additional space was added in 1954, 1956, 1966, 1967, and 1983. The 1951 and 1954 sections were demolished in 1997 as part of a major modernization and critical mechanical/electrical upgrades.

The school is 2,889.8 square meters with a rated capacity of 334 K – 12 students. Enrolment in 2007-08 is 81, adjusted to 95 for special needs, with a net utilization of 28%.

The building is oversized for current and projected enrolment. Mechanically, the school is in relatively poor condition with no classroom ventilation. Significant portions of the plumbing systems are in need of replacement and water is of poor quality, likely due to aged piping systems. Overall the interior is in poor to fair condition, with much of the flooring being vinyl asbestos tile and the gymnasium floor in need of replacement. Recent Alberta Infrastructure site investigations indicate that site drainage is problematic with moisture entering the crawl space.

WRPS has completed a comprehensive modernization and right-sizing study for Winfield School. The estimated modernization and partial demolition costs are approximately 85% of total replacement. Because of this, WRPS is requesting the construction of a replacement school in Winfield.

Project Category: New – Replacement Facility

FCI: 7.79%

Total Project Cost: \$5,236,176 (2006-07 dollars)

Scheduled Start Date: January 1, 2009

Scheduled Completion Date: August 31, 2010

Backlog: Yes

C. B. McMURDO SCHOOL

C. B. McMurdo School is located in the City of Wetaskiwin. The school offers an ECS – grade 8 year-round education program as well as Special Needs. Grade offerings will be expanded to include grade 9 in 2009-10. The school was originally constructed in 1954, with additions completed in 1958, 1973 and 1980. The school was modernized in 1982.

C.B. McMurdo has a gross area of 2,105.6 square meters with a net capacity for 224 students. With a 2007-08 enrolment of 130.5 students, adjusted to 151 for special needs students, the utilization is 67%.

While architecturally, the school is in good condition, all mechanical system is in very poor condition in that the cast iron steam boiler is more than 50 years old. The DMS ventilation system serving about 60% of the school area is very inefficient with constant and ongoing maintenance issues and does not deliver proper air volumes for current load requirements. Other areas of the facility are fed with either a 20 year old forced flow furnace or a 45 year old Herman-Nelson unit ventilators that require replacement.

Should this 52 year-old heating system fail, the school would have to be closed until such time as the entire mechanical system could be replaced.

Project Category: Preservation – Facility Modernization

5 Year Facility Condition Index: 15.22%

Scheduled Start Date: July 1, 2009

Scheduled Completion Date: June 30, 2010

Total Project Cost: \$4,558,161

Key Driver: Infrastructure Condition

Backlog: Yes

Millet School

Millet School is located in the Town of Millet. The school offers an ECS – grade 4 program as well as Special Needs. The school was originally constructed in 1930, with additions completed in 1954, 1959 and 1966. In 1984 a library was added to connect the Millet School and the Griffiths-Scott Middle School.

Millet School has a gross area of 2,200.8 square meters with a net capacity for 224 students. With a 2007-08 enrolment of 130.5 students, adjusted to 181 for special needs students, the utilization is 74%.

With the replacement of Griffiths-Scott Middle School to another site, the Griffiths-Scott School will be demolished. The adjoining library between the two schools thus requires major upgrades in order that it continues to be of use to Millet School. All communication networks, heating systems, and wireless networking systems enter Millet School through the existing Griffiths-Scott Middle School.

The original 1930 building will also require a weeping tile system to control water entry into lower levels and site grading. A wheel chair lift should also be installed.

Project Category: Preservation

5 Year Facility Condition Index: 8.21%

Scheduled Start Date: January 1, 2010

Scheduled Completion Date: July 1, 2010

Total Project Cost: \$538,480

Key Driver: Infrastructure Condition

Backlog: No

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 2007-08 school year, there are 831 students, adjusted to 933 for special needs with a utilization of 89%.

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: 2.07%

Scheduled Start Date: July 2, 2010

Scheduled Completion Date: July 30, 2011

Total Project Cost: \$1,304,576

Key Driver: Infrastructure Condition

Backlog: Yes

Gwynne School

Gwynne School is located in the Hamlet of Gwynne. The school offers an ECS – grade 9 program as well as Special Needs. The school was originally constructed in 1953, with a mechanical modernization completed in 1981.

Gwynne School has a gross area of 2,028.8 square meters with a net capacity for 192 students. With a 2007-08 enrolment of 113.5 students, adjusted to 133 for special needs students, the utilization is 69%.

Window replacement is required throughout. A replacement of all mechanical and electrical systems is recommended.

Project Category: Preservation

Facility Condition Index: 57.98%

Total Project Cost: \$2,392,737

Scheduled Start Date: May 1, 2009

Scheduled Completion Date: April 30, 2010

Key Driver: Infrastructure Condition

Backlog: No

Griffiths-Scott Middle School

Griffiths-Scott Middle School is located in the Town of Millet. The school offers a grade 5 – grade 9 program as well as Special Needs.

A replacement school for the existing Griffiths-Scott Middle School is in the planning stage, with construction tentatively scheduled for 2009-10.

Project Category: Expansion - Demolition

Total Project Cost: \$513,080

Scheduled Start Date: July 1, 2010

Scheduled Completion Date: August 31, 2010

Key Driver: Other

Backlog: No

Winfield School

Winfield School is located in the Hamlet of Winfield. The school offers a grade 1 – 6 program as well as Special Needs.

A replacement school for the existing Winfield School is included in this our 2008 – 2011 Capital Plan. Upon completion of this replacement school, demolition of the existing Winfield School will be required.

Project Category: Expansion - Demolition

Total Project Cost: \$513,080

Scheduled Start Date: July 1, 2010

Scheduled Completion Date: August 31, 2010

Key Driver:

Backlog: No