



Chinook's Edge School Division Capital Plan 2023-2026

Ranking	Project ID	Project	Key Drivers	
				<i>In 1999, Alberta Infrastructure audited all schools for condition and awarded them a score to assist them in prioritizing condition.</i>
# 1	13700	Penhold Middle School	Health and Safety Energy Efficiencies Program Growth Economic Growth	New initial 500 capacity replacement school with the ability to expand to 700 capacity is requested to replace the current Penhold Elementary School. Urgent need - we are only 1 year away from 120% community and 150% Penhold Crossing utilization rates.
# 2	13151	New Grade 10-12 High School in Sylvan Lake	Demographics, Program Changes, Economic Growth	New initial 600 capacity grade 10-12 high school with the ability to expand to 800 capacity is requested. With the growth in Sylvan Lake, pressure is expected at the high school level. École HJ Cody wasn't originally designed as a high school (K-12) and modernization is required to support Inspiring Education. Upon the opening of the new high school the current HJ Cody School will be used as a 6-9 middle school.
# 3	13506	Olds New Elementary School	Demographics Economic Growth	New 400 student capacity K-5 Elementary School is needed to address enrollment pressures in the Town of Olds.
# 4		New K-8 Liberty Landing (Gasoline Alley)	Demographics Economic Growth	New 500 capacity grade K-8 school is requested to accommodate the growth happening in the area of Gasoline Alley.

Additional background information on each of the requests and long term planning for those communities is presented below.

Due to enrollment uncertainty because of COVID 19 - projections for future years enrollments have not been adjusted based on numbers for the 2021-2022 school year. It is anticipated that CESD will see an enrollment increase in traditional schools once the pandemic has ended.

Sector 2 - URGENT NEED - only 1 year away from 120% community and 150% Penhold Crossing utilization rates.

Addressing the Utilization Rates and Growth in Sector 2

The Town of Penhold experienced major growth over the past several years. The community was consistently seeing a high number of residential building permits. In 2019 the number of new home starts in Penhold slowed which may in part be due to the development of Liberty Landing in Gasoline Alley. The population of Penhold has increased by 32% to 3277 based on 2016 census data as compared to 2011 census data.

Liberty Landing is a new residential development in the Gasoline Alley area south of Red Deer. The development has shown strong growth over the past year with a projected population at 8000 people. Currently, students who live in Liberty Landing are within the Penhold Schools boundaries. The Board has worked with the County of Red Deer and with the developer to secure a school site. CESD will need a school in that location to address the current and future population growth.

Chinook's Edge School Division currently has three schools within the Town of Penhold: Jessie Duncan School (K-3), Penhold Elementary School (4-6) and Penhold Crossing Secondary School (7-12). Over the past couple of years Chinook's Edge School Division has reconfigured the grade levels in the schools to fully utilize the capacity of the schools within the Town of Penhold. This has seen grade configuration changes at Jessie Duncan from a K-3 to a K-1, Penhold Elementary from a 4-9 to a 2-5 and Penhold Crossing to a 6-12. These changes were made to avoid the need to apply for relocatable classrooms and additional capital projects within the Town of Penhold. However, with the continued growth in the Town of Penhold, CESD was awarded four relocatables for the 2017-2018 school year and four relocatables in 2018-2019 which now has the school grade configurations as Jessie Duncan K-3, Penhold Elementary 4-6 and Penhold Crossing 7-12. The current utilization rates are as follows: Jessie Duncan 95%, Penhold Elementary 98% and Penhold Crossing 110%. The total utilization rate for the three schools in the community is 100%. With the smaller graduating classes and the larger kindergarten classrooms we will see a significant increase in the student population over the next several years. In addition, the new funding formula and the 60% reduction in lease support for Outreach Schools has led to the need to move the Gasoline Alley Career High into Penhold Crossing School effective the 2022-2023 school year. This will result in approximately an additional 40 students that will now need to be housed in the Penhold Crossing School. This is a very conservative estimate on the increase in population to Penhold Crossing School because Gasoline Alley Career High currently has an enrollment of 154 students. However, we believe that a large number of the students will go back to Red Deer Public Schools once we relocate so we are conservatively estimating an increase in population of 40 and the trend of numbers dropping in grade 10-12 will end because they will not be going to the Career High. Combined utilization rates are at 109% (projected to be 107%) in 2021-2022, 120% by 2022-2023 and 132% by

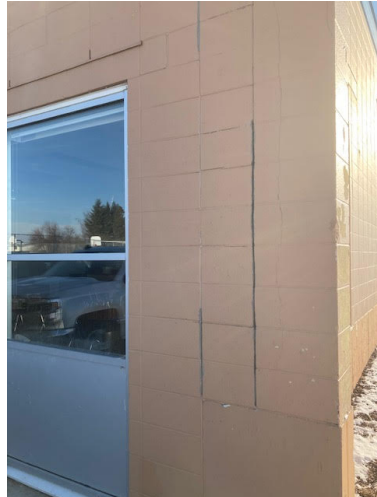
2025-2026. Penhold Crossing will have utilization rates of 123% in 2021-2022, 148% in 2022-2023 and 165% by 2025-2026.

CESD is in urgent need of the new middle school in the Town of Penhold. The school site is ready to build. An immediate announcement would still see a two to three year period before the school could be built and open and by that time we will see utilization rates approach 150%. CESD feels it is important that this project be awarded as soon as possible to deal with the immediate urgent needs in the Town of Penhold.

CESD believes that a replacement school for Penhold Elementary is needed and the disposal of the current Penhold Elementary School for the following reasons:

- 1) Health and Safety - The physical location of the school presents numerous health and safety issues.
 - a) The school is located in very close proximity to busy railway tracks to the west. The railway tracks are so close to the school that a derailment could see train cars actually crash into the school itself. In addition, the risk of a chemical spill that could quickly impact students and staff is extremely high due to the close proximity of the tracks. There are no physical barriers or plans for any to be built by the rail company that would prevent students from wandering onto the tracks when walking to and from school.
 - b) Highway 2A is a major secondary highway that runs through the Town of Penhold. The highway makes walking to school very dangerous for students. The vast majority of students live east of Highway 2A and have to cross the highway to get to the school.
 - c) Traffic issues at the school - there is only one road (a portion of which is not even paved) to the school which creates traffic congestion with parent vehicles and school buses at the beginning and end of the school day. There is also a health and safety issue. In addition to the traffic congestion, if an emergency were to occur and this road was blocked, evacuating the building would be difficult.
- 2) Physical Condition of the Building - The heating system consists of **approximately 15 furnaces**. These are difficult to maintain and operate efficiently. A modern school would not typically be constructed this way. Potential Hazardous Materials: We believe that all drywall mud in this building would contain **asbestos as well as the mastik** on the ceiling tiles in the gym. Asbestos may also be on some of the old piping insulation, on old flooring that has been covered over. While this is not a current safety issue, any modernization would result in the disturbance and abatement which would significantly increase the costs associated with a modernization or expansion. Zonalite may also be present in exterior walls. Potable Water - once Alberta Infrastructure completes their process to manage potential lead in drinking water, we believe modifications will be required to be made at this school. Bathrooms and Change rooms are old and in need of updating. Playground equipment is old. This equipment will need to be replaced in the near future and if a new school is going to be built, it would be preferable to install the new equipment at the new location as this equipment would be very costly to replace and relocate. Custodial sinks need to be replaced. Building exterior needs to be painted, and there are some **cracks in the exterior block walls**. Also the wood trim around the doors needs to be

replaced. It is the opinion of CESD that the FCA Report does not present a true picture of the physical condition of the school building. Some pictures of the issues are included below:



- 3) No ability to expand instructional space - If a decision was made to renovate the existing Penhold Elementary, the cost would be close to the cost of building a new school and it would not

address the utilization rates because the core of the building is not built to have additional students. The gym, library, office, and mechanical systems were not built to allow additions to the building. In addition, the size of the lot does not allow room for any expansion.

Phase 1

New Initial 500 Student Capacity Middle School as a Penhold Elementary Replacement School

As the population in the Town of Penhold continues to grow and the utilization continues to increase, there will be a need for additional classroom space. There is no room for adding additional classroom spaces to the existing three schools. Penhold Elementary School is in need of a complete renovation. Penhold Elementary School was constructed in 1961 and only has the capacity for 230 students. CESD has listed a 500 student capacity (with the ability to expand to 700 student capacity) replacement school for Penhold Elementary as # 1 on the 2022-2025 Capital Plan. Once the replacement school is constructed the existing Penhold Elementary would be demolished or sold. The replacement school would increase the capacity of the schools by 270 students which would address the utilization needs and the need to renovate the existing Penhold Elementary building. The replacement school would become a grade 4 -8 Middle School that would address the increasing enrollment pressures at both the current Penhold Elementary School and Penhold Crossing Secondary School.



Phase 2

New 500 Student Capacity K-8 School in Liberty Landing

The population growth in the Liberty Crossing area of Red Deer County has started to increase. Major housing development has started and is expected to continue for the foreseeable future. This increase in population will create enrollment pressures on the schools in the Town of Penhold. It is anticipated that a new K-8 Elementary School will be needed in the Liberty Crossing area to accommodate the increase in student population that will be created. Students in this area would then attend high school at Penhold Crossing. This request has been added as the fourth priority on the capital plan.

CESD is aware the Gasoline Alley (Liberty Landing) is very close to the City of Red Deer Boundary. However, in talking with the County of Red Deer, there is no chance of this area being annexed by the City of Red Deer. The City of Red Deer expansion will occur to the north and east. CESD is not concerned that students who live in Liberty Landing will attend schools in Red Deer Public. K-8 students have demonstrated that they attend the community school and very little school of choice happens. However, when students start to attend high school, we do start to see some students choosing a different school. CESD does anticipate that after grade 8 some students may choose to attend a school within Red Deer with either Red Deer Public or Red Deer Catholic. Our projections at Penhold Crossing reflect this. However, we do not see an impact at the K-8 level who would be attending the new Liberty Landing School.

Enrollment Data

Enrollment Data Based on Current Community Capacity Based on Adjusted Enrollments

Year	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12	Total	Total Adj	Utilization %
18-19	21	87	75	76	61	70	56	68	69	63	36	47	41	38	754	821	94%
19-20	17	73	79	77	74	60	75	60	69	64	64	36	44	31	778	845	97%
20-21	11	82	73	72	76	76	65	76	62	73	60	53	34	37	803.5	859.5	100%
21-22	13	71	78	74	75	78	76	67	83	60	72	60	54	32	866	938	109%
22-23	15	84	85	86	77	76	80	80	69	80	68	85	78	57	970.5	1026.5	120%
23-24	15	85	87	87	88	79	78	82	82	71	82	70	87	80	1023	1079	126%
24-25	15	86	89	89	89	90	81	80	84	84	73	84	72	89	1054.5	1110.5	129%
25-26	15	87	91	91	91	91	92	83	82	86	86	75	86	74	1079	1135	132%

Capacity Data Based on adjusted enrollment numbers.

Jessie Duncan	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Pre K	21	17	11	13	15	15	15	15
K	87	73	82	71	84	85	86	87
Grade 1	75	79	73	78	85	87	89	91
Grade 2	76	77	72	74	86	87	89	91
Grade 3	61	74	76	75	77	88	89	91
Total	266	275	276.5	269	297.5	312	317.5	324
Adj Enroll	305	314	300.5	295	321.5	336	341.5	348
Utilize %	92%	95%	95%	93%	101%	106%	108%	110%

Penhold Elementary	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Grade 4	70	60	76	78	76	79	90	91
Grade 5	56	75	65	76	80	78	81	92
Grade 6	68	60	76	67	80	82	80	83
Total	194	195	217	221	236	239	251	266
Adj Enroll	208	209	225	237	244	247	259	274
Utilize %	90%	91%	98%	103%	106%	107%	113%	119%

Penhold Crossing	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
Grade 7	69	69	62	83	69	82	84	82
Grade 8	63	64	73	60	80	71	84	86
Grade 9	36	64	60	72	68	82	73	86
Grade 10	47	36	53	60	85	70	84	75
Grade 11	41	44	34	54	78	87	72	86
Grade 12	38	31	37	32	57	80	89	74
Total	294	308	319	361	437	472	486	489
Adj Enroll	308	322	343	391	461	496	510	513
Utilize %	99%	104%	110%	126%	148%	159%	164%	165%

Town Of Sylvan Lake – New Sylvan Lake High School

The Town of Sylvan Lake is one of the fastest growing towns in Alberta. Over the past number of years grade configuration changes, relocatable additions to C.P. Blakely and a new K-6 school have been needed to address the growth in Sylvan Lake. École H.J. Cody School is the only high school in the Town of Sylvan Lake and would require a complete modernization to meet high school learning environment needs. Minor renovations occurred in 1997 but the original building was constructed in 1957. In addition, due to the change in the funding formula and the 60% reduction in lease funding for Outreach Schools, Sylvan Lake Career High School moved into the HJ Cody building effective the 2021-2022 school year. The current HJ Cody School would meet the needs of a middle school in the community. CESD believes the following plan best meets the needs of the community of Sylvan Lake:

New 600 Initial Student Capacity High School in Sylvan Lake Grades 10-12 expandable to 800.

Upon opening of the new high school:

- 1) Reconfigure Beacon Hill Elementary, CP Blakely Elementary and École Steffie Woima from K-6 to K-5
- 2) Reconfigure École Fox Run School from a 6-7 to a K-5
- 3) Use the current École HJ Cody Building as a middle school grades 6-9
- 4) Build a new grades 10-12 high school in Sylvan Lake

École HJ Cody

Year	9	10	11	12	Total	Adj Total	Utilization Rate
18-19	165	148	134	152	601	653	75%
19-20	170	164	146	141	621	673	77%
20-21	149	168	152	147	616	670	77%
21-22	195	144	169	208	716	770	88%
22-23	189	223	174	193	779	835	96%
23-24	186	194	228	179	787	843	97%
24-25	200	191	199	233	823	879	101%
25-26	185	205	196	204	790	844	97%

Sylvan Lake Total Utilization

Year	K + PreK	1	2	3	4	5	6	7	8	9	10	11	12	Total	Adj Total	Adj Util Rate
18-19	197	175	175	182	186	166	188	151	185	165	148	134	152	2105.5	2412.5	83%
19-20	190	165	175	180	164	187	167	204	138	170	164	146	141	2096	2298	79%
20-21	192	150	158	171	160	180	171	179	198	149	168	152	147	2079	2215	76%
21-22	138	181	162	162	189	165	183	199	188	195	144	169	208	2214	2388	82%
22-23	197	165	165	160	168	181	170	190	181	189	223	174	193	2257.5	2393.5	82%
23-24	200	170	170	170	165	173	186	175	195	186	194	228	179	2291	2427	83%
24-25	203	175	175	175	175	170	178	191	180	200	191	199	233	2343.5	2479.5	85%
25-26	206	180	180	180	180	180	175	183	196	185	205	196	204	2347	2483	85%

Town of Olds

New Olds High Addition and 400 Student Capacity K-5 Elementary School

Phase 1

As the student population grew additional space was needed at École Olds High School. CESD added additional classroom space at École Olds High School through adding 4 relocatable classrooms. Olds Career High School moved into École Olds High School effective the 2021-2022 school year. This resulted in an increase in enrollment of 47 students at École Olds High School. These four additional relocatable classrooms addressed the need for additional space at École Olds High School.

Phase 2

The Town of Olds continues to see steady population growth. The population has increased by 11.5% to 9184 since the 2011 Census. With the continued growth, CESD will be in need of additional classroom space at the elementary school level. This is currently listed as number three on the CESD Capital Plan.

École Olds High School

Year	Grade 9	Grade 10	Grade 11	Grade 12	Total	Total Adj	Utilization Rate
18-19	140	148	139	136	563	589	97%
19-20	136	151	169	144	600	626	103%
20-21	147	142	145	149	583	621	102%
21-22	143	164	153	179	639	675	96%
22-23	149	145	166	156	616	652	92%
23-24	126	151	147	168	592	628	89%
24-25	125	128	153	149	555	591	84%
25-26	120	127	130	155	532	568	80%



École Olds Elementary School

Year	Pre-K	K	1	2	3	4	Total	Adj Total	Utilization Rate
18-19	29	91	108	108	95	98	469	505	89%
19-20	22	101	94	104	104	101	465	501	88%
20-21	16	90	94	93	95	100	435	475	84%
21-22	20	100	99	96	87	96	438	470	83%
22-23	16	94	94	94	98	97	438	478	84%
23-24	16	96	96	96	96	100	444	484	85%
24-25	16	98	98	98	98	98	449	489	86%
25-26	16	100	100	100	100	100	450	490	86%



École Deer Meadow School

Year	Pre-K	K	1	2	3	4	Total	Adj Total	Utilization Rate
21-22	0	68	77	97	81	86	375	397	74%
22-23	0	70	70	79	99	83	366	388	72%
23-24	0	72	72	72	81	101	362	384	72%
24-25	0	74	74	74	74	83	342	364	68%
25-26	0	76	74	74	74	74	334	356	66%
26-27	0	78	78	76	76	76	345	367	68%
27-28	0	80	80	80	78	78	356	378	71%
28-29	0	82	82	82	82	80	367	389	73%
29-30	0	84	84	84	84	84	376	400	75%