
Capital Overview

Three-Year Plan

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BACKGROUND: The Greater Southern Public Francophone Education Region No. 4 (GSPFER#4) was established on July 7th 2000 by Ministerial Order #016/2000 – Minister of Education, pursuant to the Alberta School Act. The jurisdiction currently has 648 students in seven schools located in the communities of Calgary, Okotoks, Lethbridge, Brooks, Medicine Hat and Airdrie. The following is a summary of the Three-Year Capital Plan within a broader five-year horizon.

OBJECTIVES: The objectives of this Capital Plan are as follows:

- Ensure facilities are provided within the region to meet current and future enrolment needs within the context of Section 23 of the Charter of Rights
- Provide facilities in an economical, effective and efficient manner
- Ensure equality of program offerings within each community
- Ensure that the educational philosophy of the jurisdiction is congruent with grade configurations of all schools

Section

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Priorities - Calgary

SCHOOL NAME – New school

GRADES – K - 6

PROPOSED LOCATION – North-East Calgary

REASONS FOR LOCATION – To accommodate students from N.E. Calgary, Chestermere and Strathmore

Year	Project	Cost
Sept		
2006		\$
2007	New school ¹	\$4,833,467
2008		\$
2009		\$
2010		\$

SCHOOL NAME – King Edward

GRADES – 7 - 12

LOCATION – 1720 - 30th Avenue S. W., Calgary

REASONS FOR LOCATION – Central to all City of Calgary students

Year	Project	Cost
Sept		
2006		\$
2007	Modernize school ²	\$19,466,470
2008		\$
2009		\$
2010		\$

¹ See Appendix 1 for cost breakdown

² See Appendix 2 for cost breakdown

Section	3	Priorities - Okotoks
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SCHOOL NAME – Percy Pegler

GRADES – K - 12

CURRENT LOCATION – One classroom in Big Rock school, 33 Hunters Gate, Okotoks

INTERIM LOCATION – Six portables at Percy Pegler school

PERMANENT LOCATION - Portion of modernized Percy Pegler school

REASONS FOR RELOCATION – School opened in 2005 with 11 Students. School will grow to 85 – 100 students.

Not including shared space, rooms required are as follows:

Interim:

Administration	1
Kindergarten/Ancillary	1
Classrooms	2
Computer/Classroom	1
Washroom	1
Total	6

Long-term:

Administration	1
Kindergarten	1
Classrooms	4
Computer Room	1
Ancillary	2
Total	9

Year	Project	Cost
Sept		
2006	Six portables on Percy Pegler school ³	\$817,920
2007		\$
2008	Modernize portion of Percy Pegler school ⁴	\$2,643,163
<i>2009</i>		\$
<i>2010</i>		\$

³ See Appendix 3 for cost breakdown

⁴ See Appendix 3 for cost breakdown

SCHOOL NAME – Le Verendrye

GRADES – K - 12

LOCATION 2104 6th Avenue South, Lethbridge

REASONS FOR PROJECT – School was not designed as a K-12. Building requires infrastructure upgrading. Francophone Community Centre addition planned.

Year	Project	Cost
Sept		
2006	Addition/Modernization ⁵ (Alberta Infrastructure cost only)	\$2,102,147
2007		\$0
2008		\$0
<i>2009</i>		<i>\$0</i>
<i>2010</i>		<i>\$0</i>

⁵ See Appendix 4 for cost breakdown

Section	5	Priorities - Brooks
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SCHOOL NAME – Ecole Francophone de Brooks

GRADES – K-12

CURRENT LOCATION – Basement of 106 Cottonwood Court, 403 2nd St West, Brooks

INTERIM LOCATION – Five portables attached to school

PERMANENT LOCATION – Joint Grasslands/GSFER school

REASONS FOR RELOCATION – School opened in 2004 with 18 Students. School will grow to +/- 100 students.

Not including shared space, rooms required are as follows:

Interim:

Administration	1
Kindergarten	1
Classrooms	1
Computer Room	1
Ancillary	1
Total	5

Long-term:

Administration	1
Kindergarten	1
Classrooms	4
Computer Room	1
Ancillary	2
Total	9

Year	Project	Cost
Sept		
2006		\$0
2007		\$0
2008	Joint Grasslands/GSFER school ⁶	\$4,095,246
<i>2009</i>		<i>\$0</i>
<i>2010</i>		<i>\$0</i>

⁶ See Appendix 5 for cost breakdown

SCHOOL NAME – Les Cyprès

GRADES – K - 12

CURRENT LOCATION – 211 4th St S.E. Medicine Hat (formerly Earl Kitchener school)

PERMANENT LOCATION – Move to another school with gymnasium and outside green/playfield area

PROPOSED LOCATION – Central location

REASONS FOR RELOCATION – No gymnasium in current school (nor outside adequate green / playfield area).

Year	Project	Cost
Sept		
2006		\$0
2007	Modernize/add to existing vacant school ⁷	\$1,367,246
2008		\$0
<i>2009</i>		\$0
<i>2010</i>		\$0

⁷ See Appendix 6 for cost breakdown

SCHOOL NAME -

GRADES – PRESENTLY K-9, (K-12 in 2006-2007)

CURRENTLY LOCATED – Two rooms in Wellness Centre. 800 East Lake Blv, Airdrie

REASONS FOR RELOCATION – Only two classrooms in use, with no additional space available.

2006 – Relocate. **Options: -**

- a. Starter (modular school) on 4 acre MSR site adjacent to Wellness Centre

Implications -

- Site has been approved by RVSD to be transferred to MR and sold to pay for relocation of RVSD playfield relocation and addition to wellness Centre. Land value \$1.2 million (estimate) Minister has approved transfer

- b. Starter (modular school) on 40 acre RVSD private site

Implications -

- RVSD may be willing to lease (at market value) a portion of their high school site until 2010

- c. Starter (modular school) on other Reserve site

- Two reserve sites currently available

Public site in Sagewood (already in RVSD title)

- a. Elementary School in RVSD Capital Plan for this year

- b. On same site as Ralph McCall (22 portables on this school) Site small

Catholic site in Thorburn (not in their title yet)

- a. Elementary school in current Capital Plan

- b. On same site as Meadowbrook

- d. Wait for next school site to become available

- All future sites are small in area and numbers
- Next site is +/- 3 years away

- e. Lease existing building

- Rejected for library building
- No others available

Year	Project	Cost
Sept		
2006	New starter school on Reserve land ⁸	\$1,557,372
2007		\$
2008		\$
<i>2009</i>		\$
<i>2010</i>	New joint public/francophone school on Reserve land	\$

⁸ See Appendix 7 for cost breakdown

Year	Location	Project	Cost
Sept			
2006	Airdrie	New starter school	\$1,557,372
	Medicine Hat	Modernize existing vacant school	\$829,657
	Medicine Hat	CTS addition to existing school	\$537,589
	Okotoks	Two portables on Percy Pegler school.	\$817,920
	Lethbridge	(Redesign) Addition/Modernization - Le Verendrye	\$2,102,147
	2006 Sub-total		\$5,844,685
2007	Calgary	New school. N.E. Calgary	\$4,833,467
	Calgary	Modernize King Edward	\$19,466,470
	2007 Sub-total		\$24,299,937
2008	Brooks	Joint Grasslands/GSFER school	\$4,095,416
	Okotoks	Modernize portion of Percy Pegler school	\$2,643,163
	2008 Sub-total		\$6,738,579
	Three-year sub-total		\$36,883,201
<i>2009</i>			\$
			\$
<i>2010</i>	Airdrie	New joint public/francophone school	\$
Total			\$

Calgary North (New School)	m2	%	\$	Total Cost	With GST
8.82					2.24%
Program Area (Incl. Admin)	2108.0				
Capacity	350.0				
Circulation	527.0	25.0%			
Wall Area	253.0	12.0%			
General Storage	73.8	3.5%			
Flexible Space	84.0	Cap x .24m2			
Washrooms Area	42.0	Cap/25 x3m2			
Total Area	3,088				
Cost m2 (Incl. site)	\$1,285				
Inflation %	13.0%				
Distance Factor	1.0				
Total cost m2	\$1,452				
Construction Cost (Incl. Site)	\$3,967,746				
CTS Equipment	\$0				
Consultant Fees	\$323,371				
Project Expenses	\$79,355				
F & E	\$357,097				
Total Cost (Excl. CTS)				\$4,727,569	\$4,833,467
Total Cost (Incl. CTS)				\$4,727,569	\$4,833,467

King Edward (Modernization)	m2	%	\$	Total Cost	With GST 2.24%
Total Area	7,455				
Cost m2 (Excl. site)	\$1,300				
Construction Cost (Excl. Site)	\$9,690,000				
Site	\$200,000				
CTS Equipment	\$200,000				
Consultant Fees	\$1,162,075	11.75%			
Project Expenses	\$197,800	2.0%			
F & E	\$890,100	9.0%			
Land cost	\$6,700,000				
Total Cost (Excl. CTS)				\$18,839,975	\$19,261,990
Total Cost (Incl. CTS)				\$19,039,975	\$19,466,470

Section

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Appendix 3

New Starter School – Percy Pegler, Okotoks

Modernize portion of Percy Pegler, Okotoks

Okotoks (Starter School)	m2	%	\$	Total Cost	With GST 2.24%
Portables (2 new - 4 existing)					
One new portable (Classroom)	80.0		\$200,000		
One new portable (Washroom)	80.0		\$250,000		
Relocate 1 portable	80.0		\$20,000		
Construction (Deck, doors etc)			\$50,000		
Sitework			\$25,000		
Utility connections			\$40,000		
CTS Equipment			\$0		
Consultant Fees			\$15,000		
Project Expenses			\$50,000		
F & E			\$150,000		
Total cost				\$800,000	\$817,920

Percy Pegler modernization	m2	%	\$	Total Cost	With GST 2.24%
Building Area	3,797				
Cost m2			\$500		
Construction cost			\$1,898,500		
Site			\$200,000		
CTS Equipment			\$100,000		
Consultant Fees		12.43%	\$260,844		
Project Expenses		2.0%	\$41,970		
F & E		4.0%	\$83,940		
Land cost			\$0		
Project Cost (Excl CTS)				\$2,485,254	\$2,540,923
Project Cost (Incl CTS)				\$2,585,254	\$2,643,163

			FULL MODERNIZATION				NEW SPACE (m2)		Totals	Shared Costs	
			General Modernization		Functional Modernization		Gymnasium			ACFA	GSPFER
			Area (m2)	Cost	Area (m2)	Cost	Area (m2)	Cost			
Area 1	ACFA Leth.	Main Floor	170	\$71,924	170	\$88,309	0	0	\$160,233	160,233	
		Lower Floor	0	0	0	0	0	0	\$0	\$0	
Area 2	GSPFER	Main Floor	847	\$346,643	0	0			\$346,643	\$0	346,643
		Lower Floor	756	\$309,401	0	0	0	0	\$309,401	\$0	309,401
Area 3	Joint Area	Main Floor	868	\$355,238	868	\$436,165	0	0	\$2,892,206	1,446,103	1,446,103
		Lower Floor	599	\$245,147	599	\$300,994	687	\$1,554,663			
Totals								\$3,708,483	\$1,606,336	\$2,102,147	

The amount of funding required from Alberta Infrastructure and Transportation for this project is \$2,102,147

The following cost is for the Francophone portion of the building only.

Brooks (Joint Facility) 2008	m2	%	\$	Total Cost	With GST 2.24%
Program Area (Incl. Admin) Capacity	1741.0 150.0				
Circulation	435.3	25.0%			
Wall Area	208.9	12.0%			
General Storage	60.9	3.5%			
Flexible Space	36.0	Cap x .24m2			
Washrooms Area	18.0	Cap/25 x3m2			
Total Area	2,500				
Cost m2 (Incl. site)			\$1,300		
Inflation %		13%			
Distance Factor		15%			
Total cost m2			\$1,664		
Construction Cost (Incl. Site)			\$3,250,137		
CTS Equipment			\$100,000		
Consultant Fees		9.17%	\$298,038		
Project Expenses		2.0%	\$65,003		
F & E		9.0%	\$292,512		
Total Cost (Excl. CTS)				\$3,905,689	\$3,993,176
Total Cost (Incl. CTS)				\$4,005,689	\$4,095,416

Building Addition Calculator

School to be Determined	m2	%	\$	Total Cost	With GST 2.24%
Building Area (CTS)	200				
Cost m2			\$1,400		
Inflation to 2005		13.0%			
Construction cost			\$316,400		
Plus Distance Factor		15.0%	\$363,860		
Site			\$0		
CTS Equipment			\$100,000		
F & E		9.58%	\$30,311		
Project Expenses		2.0%	\$6,328		
F & E		8.0%	\$25,312		
Land cost			\$0		
Project Cost (Excl CTS)				\$425,811	\$435,349
Project Cost (Incl CTS)				\$525,811	\$537,589

Building Modernization Calculator

School to be Determined (Estimated area needed)	m2	%	\$	Total Cost	With GST 2.24%
Building Area	1,500				
Cost m2	2005 \$		\$400		
Construction cost			\$600,000		
Plus Distance Factor		15.0%			
Site			\$0		
CTS Equipment			\$100,000		
	0	12.58%	\$75,480		
Project Expenses		2.0%	\$12,000		
F & E		4.0%	\$24,000		
Land cost			\$0		
Project Cost (Excl CTS)				\$711,480	\$727,417
Project Cost (Incl CTS)				\$811,480	\$829,657

Airdrie Starter School 2006	m2	%	\$	Total Cost	With GST 2.24%
Program Area (Incl. Admin)	610.0				
Capacity	150.0				
Circulation	152.5	25.0%			
Wall Area	73.2	12.0%			
General Storage	21.4	3.5%			
Flexible Space	36.0	Cap x .24m2			
Washrooms Area	18.0	Cap/25 x3m2			
Total Area	911				
Cost m2 (Incl. site)			\$1,300		
Inflation %		13.0%			
Distance Factor		1.00			
Total cost m2			\$1,469		
Construction Cost (Incl. Site)			\$1,184,365		
CTS Equipment			\$100,000		
Consultant Fees		9.17%	\$108,606		
Project Expenses		2.0%	\$23,687		
F & E		9.0%	\$106,593		
Total Cost (Excl. CTS)				\$1,423,251	\$1,455,132
Total Cost (Incl. CTS)				\$1,523,251	\$1,557,372

Two new classrooms required



