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# EDUCATION FACILITIES PLAN



Grande Prairie  
Public School  
Division

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Grande Prairie Public School Division  
Executive Summary, 2022-2025 Capital Plan

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Grande Prairie  
Public School  
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## 2022-2025 Capital Plan

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## 2022/2025 – 3 YEAR CAPITAL PLAN

<b>Identified Project</b>	<b>Priority</b>
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**Modernization – Crystal Park School K – 8**

**1**

Facility modernization

Total Budget: \$ 42,150,000

**New School – New School in Southwest Grande Prairie K – 8**

**2**

Accommodate Population growth

Estimated Opening Date: Sept 2029  
Capacity: 600 students  
Total Budget: \$26,000,000

**Gym and/or partial modernization – Aspen Grove School K – 8**

**3**

English K - 8 Redeployment

Total Budget: \$ 5,000,000 - \$6,000,000

**Permanent Addition – Charles Spencer High School 9 – 12**

**4**

Two story addition to accommodate increasing enrolment.

Capacity: 200  
Total Budget: \$4,500,000

End of list for all capital projects new or modernization.



## BACKGROUND

The Division has identified its facility needs by reviewing the facility review report prepared in 2018 which summarizes the facility configurations and assessed areas requiring maintenance and capital investment in the short term and longer term. The three-year capital plan highlights the priorities that were identified from that process and the priorities are detailed below.

## INTRODUCTION

As a result of the change in the economic environment the growth trend in the city of Grande Prairie has tempered when compared to the historical growth rates over the last 20 years. The Grande Prairie economy has been further tempered by the effect of the global pandemic. Our Division has taken those external factors into the processes undertaken for enrolment planning and determining our facility needs. Notwithstanding those external factors, the economic area of Grande Prairie continues to have one of the lowest unemployment rates in the province. The city continues to be one of the youngest in the province. A review of the city's Economic Profile – 2020 on its website indicates a population growth rate of 3.69% between 2000 and 2018. Of note in the city's demographics is that the median age is 31.9 which drives growth in the student population. Because of the population demographic in the city, our Division will continue to grow. The trends indicate the continuation of young families and stable birth levels in the foreseeable future.

The replacement of our current Composite High School is currently under construction and will help the Division address the enrolment pressures we have experienced at our other high school in the south side of the city. We are undertaking a boundary review this year which we anticipate will address enrolment pressures at Charles Spencer High School.

## CAPITAL PROJECT SUMMARIES

### **Crystal Park School Modernization (Kindergarten to Grade 8)**

Crystal Park School is thirty-eight years old and has never been modernized in its years of operation. This is a unique school in our Division as it was built as a school focused on special needs programming. Its construction consists of wide hallways to ensure ease of access for students who require mobility assistance. It is one of very few schools in Alberta which has a swimming pool. The classrooms are structured in four pods that extend from a common central area. There are specialized areas such as the physiotherapy pod which were built for the specific use at the time. However, with today's programming needs the building is inefficient, and these specialized areas need to be reconfigured to allow for better use of the space.

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A mechanical systems assessment was commissioned in October of 2017 which highlights many deficiencies. In summary the report findings indicate:

1. The existing mechanical systems are at the end of their service life.
2. The mechanical systems are not configured to good engineering practice.
3. Significant upgrades to the mechanical systems are required to bring the systems to good design practices, guidelines, and standards.
4. The existing mechanical systems use a disproportionate amount of energy.

The estimated cost for the upgrades required of the mechanical systems are approximately \$1.4 million at the time the assessment was done, almost four years ago. In addition to the mechanical systems, the school flooring, interior finishing and cosmetics require updating to refresh the overall appearance of the school as it is showing its age. The Division is continually striving to minimize school operating costs such as switching to energy efficient light bulbs. Crystal Park School has been identified as the least energy efficient school in the Division with utility and energy costs running higher than the average of our remaining schools. This situation is also observed even in the summer months when the school is closed.

Note that the cost estimate will have to be determined with a scoping exercise done in the designing phase because of the reconfiguration of the physiotherapy and administration office areas would have to be analyzed to make determinations on the most effective use of the available space.

### **New School in the Kensington Development**

Another identified area that will drive increases in enrolment, is the development of a new residential subdivision. Included in this report is information on the city's Kensington Area Structure Plan (ASP) subdivision in the southwest corner of the city. Originally this ASP indicated 122 hectares of subdivision development, but a subsequent application made to the city has now increased this area to 190 hectares. This is a significant increase in the ASP from what we were originally planning to accommodate. In reviewing the city's data on the draft ASP, it is anticipated the dwellings developed in this area will tend to be towards families who have a higher number of children with market prices at a level that attract young families or new families. The ASP data projects a total population at build out of 7,312 residences. Below is a table projecting the subdivision to have the following student population:

<b>Table - Student Generation</b>		
<b>Total Students</b>	<b>19.0% of Area Population**</b>	<b>1389</b>
<b>Public School Students</b>	66% of Total Students	<b>917</b>
Grades K-8	70% of P.S. Students	642
Grades 9-12	30% of P.S. Students	275

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As shown in the table above, an additional 642 Kindergarten to Grade 8 public school students are projected to join our schools. Currently our closest schools to this area, Derek Taylor Public School and Isabel Campbell Public School which are at 76% and 83% utilization, respectively. Isabel Campbell Public School is in an area that is almost completely built out and will experience some continued enrolment growth. The future student population in the Kensington development cannot be accommodated in the existing schools in the area. A significant factor in the request of a new school is the presence of a major arterial road separating the development from our existing Division schools. Kensington area students attending Derek Taylor Public School and Isabel Campbell Public School would require bussing from the Kensington development. Because of all these factors, our board has identified this area as priority for a new school in the medium to long term outlook.

### **Aspen Grove School (Kindergarten to Grade 8)**

Aspen Grove School was originally built as a Kindergarten to Grade 6 school and over the years it has had a larger student population than was intended for the school. With recent school additions and change in attendance boundaries in the Division, the enrolments have decreased, and the school is currently at 81% of its built capacity. However, the school programming offered is now Kindergarten to Grade 8.

The gymnasium was never constructed to accommodate junior high students and does not meet the physical education needs for this level of programming and it restricts what can be accomplished at this level. The current Aspen Grove School gymnasium is approximately 402 meters square. The standard gym configuration for a newly built Kindergarten to Grade 8 schools is approximately 550 square meters.

Since the school is thirty years old, the administration office configuration is not ideal in today's environment where safety is a priority for schools. There is no line of sight to the school's entryway to facilitate supervision of the main entry. Also due to the school's configuration change there are not enough offices for the current administrative staff requirements being a Kindergarten to Grade 8 configured school. For these reasons, it is included in our capital plan to expand the gymnasium as well as reconfigure the administrative offices to meet our current and future needs.

### **Charles Spencer High School Permanent Addition**

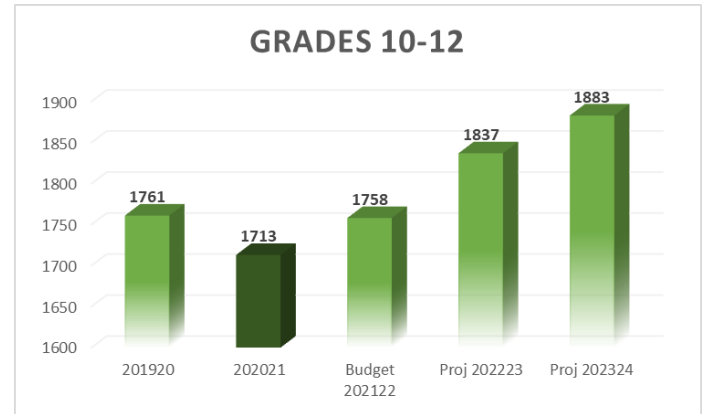
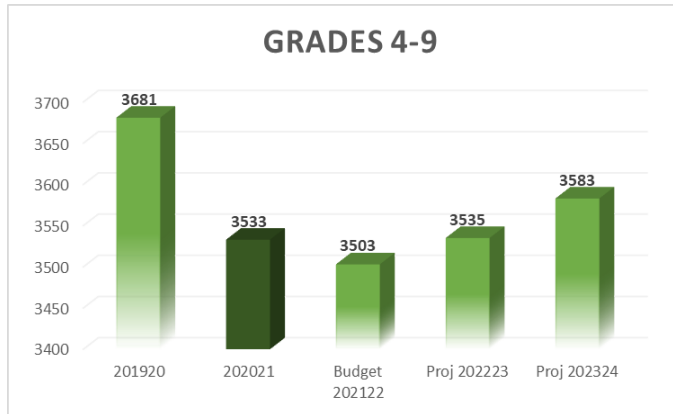
The Division will see greater growth in the high schools due to the student population bubble that is making its way from the 4-9 grade levels into the high schools over the next few years. This progression is illustrated graphically below in the two graphs showing the enrolment trends in both the 4 to 9 grades and the 10 to 12 grades.

To help address the population at Charles Spencer, the Division is undertaking an attendance boundary review this year in the anticipation of the opening of the replacement Composite High School in September 2022. It is anticipated some relief will be provided at Charles Spencer by shifting some high school student population north to the new high school.

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It is in the number of high school spaces where our enrolment needs will be acutely felt in the near future. Charles Spencer High School is a 1252 capacity school with enrolments of approximately 1128 students on September 30<sup>th</sup>, 2020. That is 90% of current capacity and we anticipate these numbers to grow with the anticipated growth of the city and the bubble moving from the 4 to 9 grades into high school. As a temporary measure two modular classrooms were added to the school in the summer of 2018. However, we have reached the limit on how many modulars we can place on the school site as we will encroach on the property line with these last additions.

<b>Enrolment Growth Projection</b>						
<b>(Using 2020/2021 enrolments)</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	
1%	1139	1151	1162	1174	1186	
2%	1151	1174	1197	1221	1245	
3%	1162	1197	1233	1270	1308	
4%	1173	1220	1269	1320	1372	
<b>Total Capacity*</b>	1252	1252	1252	1252	1252	
<b>2% Growth</b>	<b>1151</b>	<b>1174</b>	<b>1197</b>	<b>1221</b>	<b>1245</b>	
<b>Capacity Utilization</b>	<b>92%</b>	<b>94%</b>	<b>96%</b>	<b>98%</b>	<b>99%</b>	

The enrolment projection illustrated in the table above shows with an achievable annual growth of 2% the school will be at maximum capacity with no more room to add modular classrooms on the site.