

School Capital Plan

2004-2005, 2005-2006, 2006-2007



Calgary Board of Education

Prepared by Student Accommodation Services
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1.0 INTRODUCTION

The Calgary Board of Education is the second largest school district in Canada and has approximately 96,350 students, 8,700 full-time staff, 1.2 million square metres of facility space, and an annual budget of \$700 million. The Calgary Board of Education is known for its leadership, diverse programs, and innovative system design within a collaborative culture, and is focused on providing quality education and equitable access to all of its students. The CBE incorporates a decentralized administrative system into five Areas, with regional offices for facilitating curriculum and program planning and decision making.

Calgary is a city with a young and diverse population with one of the most prosperous economies in Canada. One simple indicator of the magnitude of the growth is that the population of Calgary increased 102,981 persons between 1998 and 2003, an average of 20,596 persons per year.

The City of Calgary report, "Calgary and Region Socio-Economic Outlook 2003-2008," identifies continued strong growth for Calgary; however, at a more moderate pace compared to the past five years. The City forecast indicates the total population of Calgary will reach 1,015,800 in 2008, an increase of 93,485 persons from the 922,315 total in 2003. This five-year population forecast represents an average increase of 18,697 persons per year during this period, which is a decrease of 1,899 persons per year in comparison to the past five years.

| Calgary Total Population (,000's) | | | | | | | | | | |
|-----------------------------------|-------|-------|-------|-------|-------|-----------|-------|-------|-------|---------|
| Actual | | | | | | Projected | | | | |
| 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 |
| 819.3 | 842.4 | 860.7 | 876.5 | 905.0 | 922.3 | 941.6 | 960.3 | 978.6 | 997.2 | 1,015.8 |

1.1 Calgary Board of Education Student Enrolment

The population of Canada has surpassed the 31.6 million mark. The increase in Canada's population is mainly due to a large increase in the number of immigrants and non-permanent residents. The Alberta economy grew by 4.0% in 2003 and is expected to expand slightly below the 4.0% mark through to 2008. The population of Calgary is projected to grow at an annual rate of 1.9% between 2003 and 2008. Calgary's population grew by 17,328 persons for 2003 and natural increase was 8,363 persons and a total net migration was 8,965 persons during this period.

The Calgary Board of Education (CBE) serves a Kindergarten to Grade 12 enrolment of 96,348 students plus 1,772 (< 20 years in FTE) Continuing Education students for a total of 98,120 students (based on September 30, 2003 enrolments). The CBE enrolment figures indicate that the Kindergarten to Grade 12 population of 96,348 students is essentially the same as the previous year enrolment of 96,351 students. The five-year history of CBE student enrolments from 1999 to 2003 indicates a relatively stable pattern of enrolment with an annual variance of less than 1%.

Projected enrolments are expected to decline slightly by approximately 1,525 students over the next three years with an enrolment projection of 94,825 students (excluding Continuing Education) for the 2006-2007 school year. In terms of five-year projections, enrolments for the 2008-2009 school year are projected to be 92,930 (excluding Continuing Education); a decline of approximately 1,895 students from 2006-2007.

The natural increase, defined as births less deaths, rose to 8,363 in 2003 from 7,506 in 2002. This year, 2003, is the third year that the natural increase has grown above the five-year average. This above-average natural increase can be directly attributed to positive net migration since individuals who migrate are in the childbearing age cohorts and, therefore, contribute to natural increase in population.

A brief summary of September 30, 2003 student enrolment and projected September 2004 to 2008 enrolments are as follows:

| Five-Year Enrolment Projections 2004-2008 | | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| | Actual | Projected | | | | |
| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 |
| Kindergarten | 6,387 | 6,410 | 6,600 | 6,365 | 6,280 | 6,265 |
| Elementary (Grades 1-6) | 41,050 | 40,910 | 41,025 | 41,265 | 41,180 | 41,245 |
| Junior (Grades 7-9) | 23,024 | 22,540 | 21,700 | 21,240 | 20,980 | 20,890 |
| Senior (Grades 10-12) | 24,666 | 24,905 | 25,000 | 24,735 | 24,210 | 23,310 |
| Specialty Programs | 1,221 | 1,220 | 1,220 | 1,220 | 1,220 | 1,220 |
| Total Student Count | 96,348 | 95,985 | 95,545 | 94,825 | 93,870 | 92,930 |

1.2 Calgary Growth and Development

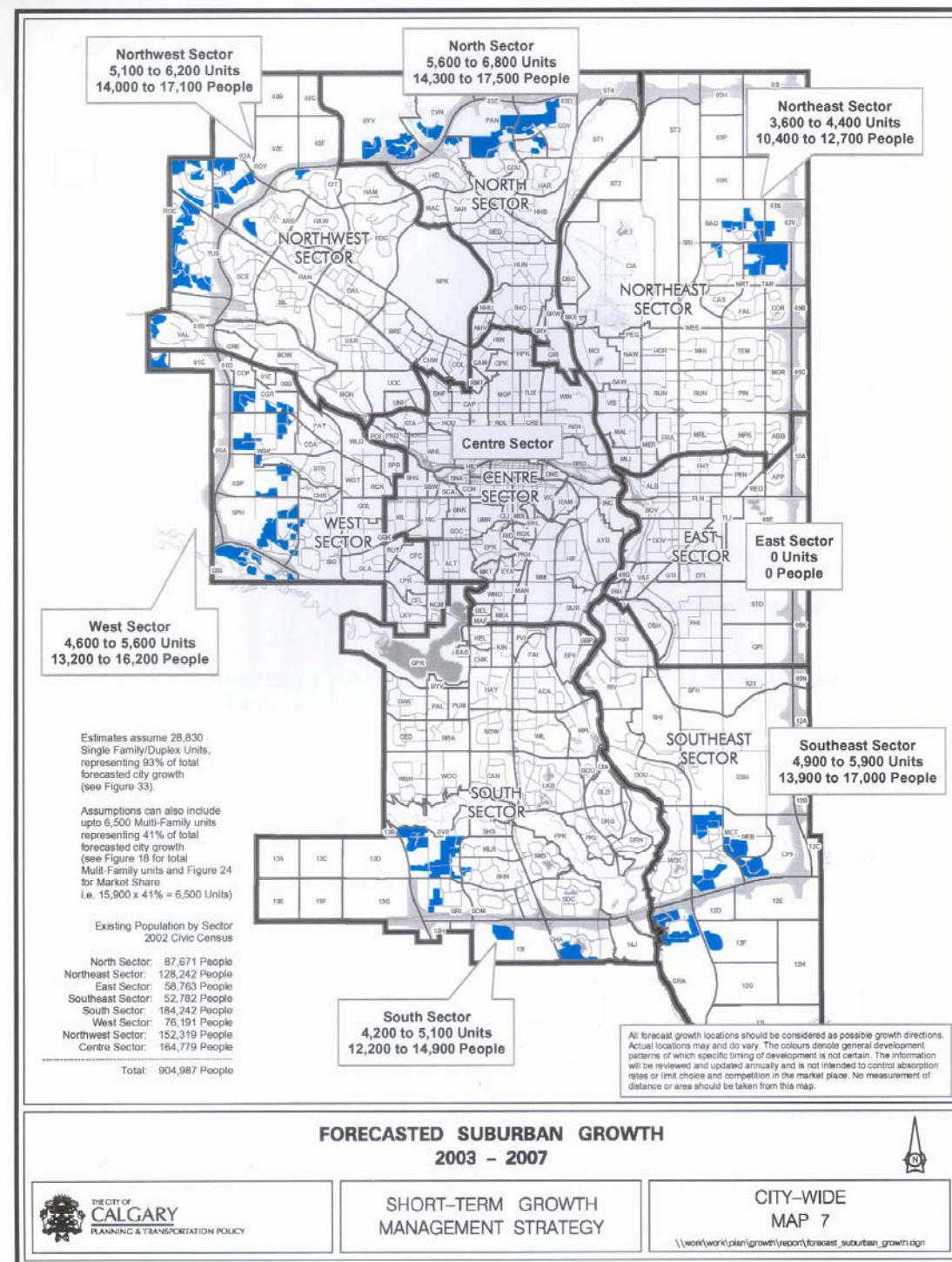
A major challenge for the Calgary Board of Education in new school construction is working within the growth trends and development practices of the City of Calgary. The policy of the City is to have, within the City's jurisdiction, at least a thirty-year supply of developable lands, to allow for the comprehensive planning of new areas, and to encourage choice and competition in the market place.

The City of Calgary supports an actively competitive land market in all areas of the City and there are approximately 40 new and developing communities in varying stages of development. An alternative option for more orderly development is to phase growth into a smaller number of new communities. The large number of concurrently developing communities puts increased pressure on the Calgary Board of Education to meet the expectations of residents for school construction in their community. The "2003-2007 Short-Term Growth Management Strategy" indicates that approximately 93% of the expected new home construction is to go to the new communities. In terms of population growth, the Short-Term Growth Management Strategy indicated the 2001-2002 population increased 21,612 persons in the developing communities, and 6,856 persons in the established areas.

The development trend for 90-95% of the population growth in the developing communities is expected to continue over the next five to ten years. During the 2003-2007 period forecast incremental urban growth for suburban locations (**Map 1**) is as follows:

| Growth Trends and Development 2003-2007 | | |
|--|---------------|---------------------|
| Sector (City of Calgary) | Housing Units | Population Forecast |
| Northwest | 5,100-6,200 | 14,000-17,100 |
| North | 5,600-6,800 | 14,300-17,500 |
| Northeast | 3,600-4,400 | 10,400-12,700 |
| East | 0 | 0 |
| Southeast | 4,900-5,900 | 13,900-17,000 |
| South | 4,200-5,100 | 12,200-14,900 |
| West | 4,600-5,600 | 13,200-16,200 |

**FORECASTED SUBURBAN GROWTH
2003-2007**
City of Calgary Planning Sectors
City of Calgary, "Short-Term Growth Management Strategy"



1.3 City of Calgary Annexation

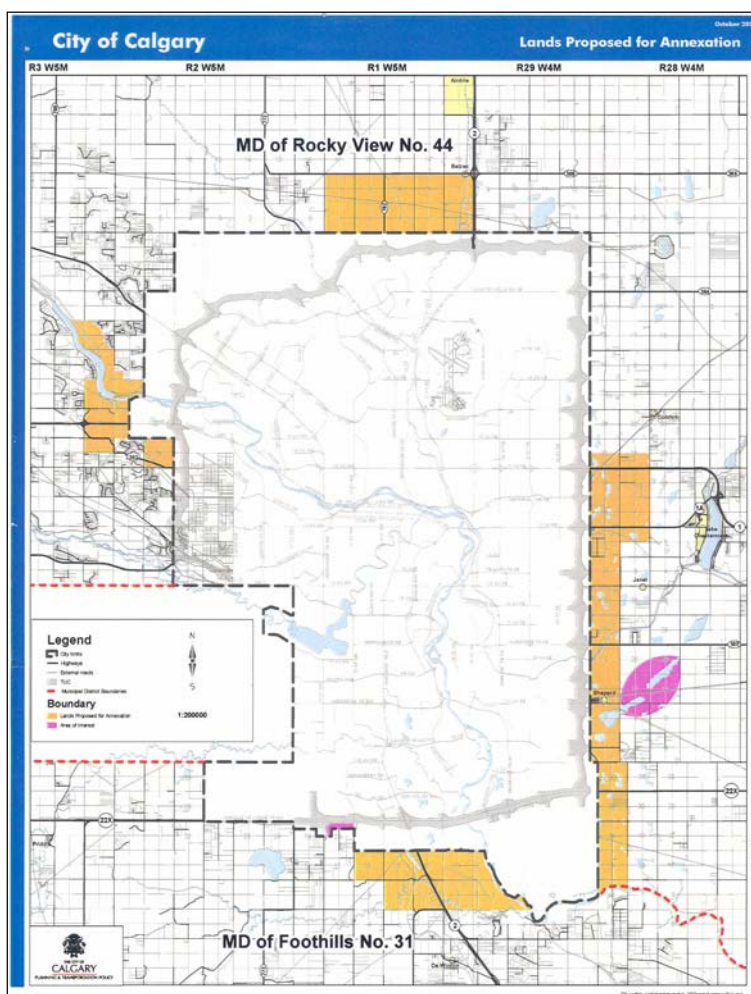
The City of Calgary has announced its intention to annex 43 square miles of new lands (see shading on map). The lands proposed for annexation are large undeveloped agricultural parcels with very few dwelling units. The annexation process provides for a very long-term land supply and the majority of the annexation area will remain undeveloped for a long time. The City has indicated that some areas will undergo planning soon after the annexation; however, the phasing of development for these new lands have not been identified at this time. Planned development of the newly annexed lands will most likely be based on demand and proximity to servicing and infrastructure.

Annexation of new land provides the Calgary Board of Education insight into the direction in which the City will be developing and where new communities and schools will be located in the future. Although there is no immediate impact on requests for new facilities, it is apparent that the major annexation areas are occurring adjacent to many of the new and developing communities which the Calgary Board of Education has identified for schools.

The annexation would impact the transportation department, as students within the City limits would qualify for transportation to their designated school. At this time, no data is available from the City with respect to the number of school age students within these boundaries. It is anticipated that many of these students would be allowed to continue attending their current school jurisdiction for a period of time, which has yet to be determined.

The City has concluded negotiations with the Municipal District of Foothills and annexation to the south was approved by the City of Calgary and MD of Foothills, March 25, 2004. The City of Calgary has requested the Province to approve annexation to the south as of January 1, 2005; however, the Province has yet to respond.

Negotiations with the Municipal District of Rockyview are continuing and the projected completion date is expected to be July 2005.



1.4 Future Trends and Service Implications

There are many economic, demographic, environmental and social influences on the Calgary Board of Education. These influences are extremely important in planning for the construction and modernization of facilities to meet the needs and requirements of CBE students. Some of the key trends and implications that will influence the educational environment of our students are listed below.

1. Access and Quality of Physical Learning Environment

The average age of CBE facilities and equipment continues to increase bringing both asset and functional obsolescence. At the same time the City continues to grow and expand with many new communities developing in the outlying areas.

- New strategies will be required, due to the limitations of traditional funding to accommodate new school construction. Public private partnerships will become an increasingly important approach to satisfying this need.
- Functional upgrades and modernizations to accommodate changing curriculum and more flexible learning environments will require new strategies. Limitations in funding for backlogged maintenance and renovation needs continues to be a constraint.
- Greater need for creativity in both revenue generation and partnership development will require new skills to be developed or acquired.
- Innovative solutions, with private sector funding, will increasingly be required for equipment, technology and buildings.
- Alternative models of community partnership and ownership will be required. Legislative barriers and hurdles will demand increasing attention to accommodate these models.
- Shared use and ownership of buildings to share long term costs of upgrades and maintenance will require greater attention to legal agreements and changes to the traditional ownership model of community schools.
- School designs will need to accommodate increasing public use, and more breakout space.

2. Technology Changes

Technology will continue to offer significant challenges to the CBE to provide solutions, accommodate new and expanded use of technology to staff and students, and provide essential technical support. An ongoing issue is the need to design maximum flexibility and security into CBE facilities.

- Greater standardization of technology will be required as wide area networks expand and the Alberta Supernet provides increasing opportunities for information sharing.
- Technology is shifting rapidly to 'anywhere, anytime' models embracing a shift from personal computing to networking with physical connectivity in an expanded service environment.
- The demand for modern state of the art equipment that is sustainable, reliable and scalable to maximize efficiencies and human resource productivity will continue.
- Wired solutions are being replaced by wireless solutions.
- A connected digital environment is replacing physical environments.
- Increased demand for access to anywhere, anytime environments will result in expanded service level (7 x 24) and delivery options (ASP or external hosting).

- Global and shared access to our networks will require increased attention to security risk and security protocols. Destructive hacking, viruses and other service attacks pose security and investment risks.
- There is a need to plan for greater standardization. This imposes limits on the number of platforms, operating systems and non-standardized equipment that can be supported by the CBE. Replacement and refresh strategies must be managed to meet demands for both standardization and flexibility within both administrative and teaching and learning environments.
- Miniaturization trends will require planning for a variety of devices in our evergreening strategies. However, small devices increase theft risk and must be managed.
- Increased education of staff and students in good security practice will be required.
- Reliability, expectations with continuing increased usage of technology will impose increasing demands for timely technical and training support.
- Wireless networks will drive new access devices and applications including demand for voice over data networks.

3. Risk Management

Over the past few years, the general public including parents, staff and students have become increasingly exposed to perceived and potential risk management issues.

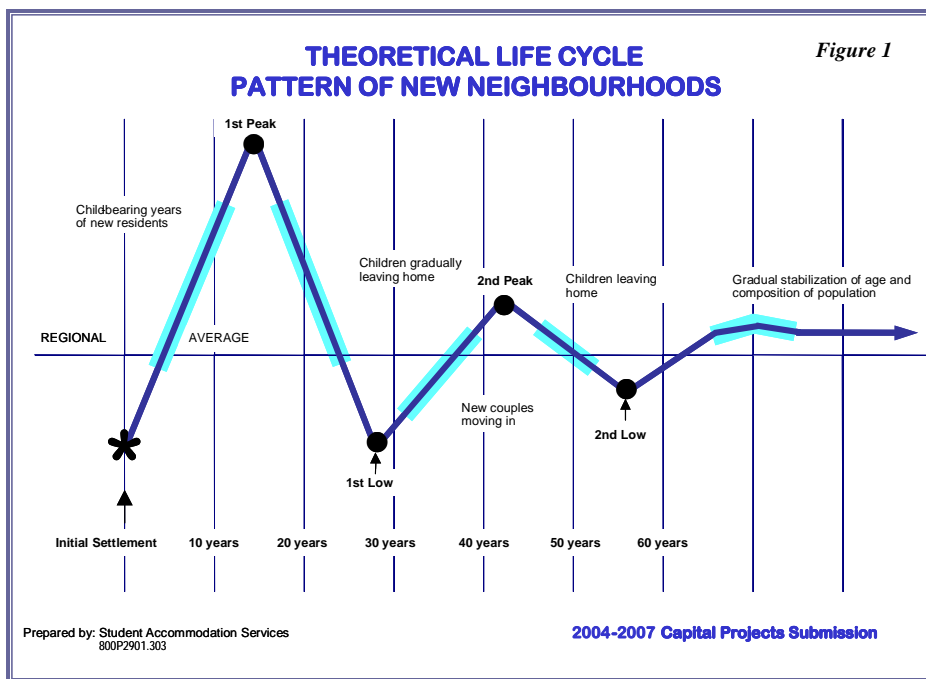
- Complexity of family unit is driving parents and institutions to reexamine and reassess rights, responsibilities and accountabilities.
- Parent expectations on the roles of schools are rising in providing multiplicity of services – social, health, transportation, childcare – with greater attention to legal rights and challenge to policy and regulations.
- Legislation is becoming more demanding to mitigate risks and preserve rights. For example recent changes to privacy rights (FOIP), safety (Occupational Health & Safety Legislation, Working Alone) is evidence of these expectations.
- Increasing public use of schools both through rental, lease and partnership is clearly demonstrating a growing public increase in the use of facilities for shared community needs.
- Safety risks are growing in transportation of students with higher levels of traffic congestion and high-speed conditions.
- Greater public awareness and concern for environmental issues as infrastructure ages (molds, air quality, building materials).

2.0 CAPITAL STRATEGIES

The Calgary Board of Education is pursuing capital strategies to provide new and modernized schools in closer proximity to the student population. Capital strategies seek to attain increased levels of student achievement levels through a cost-effective approach to the management of capital assets and reduced ongoing operating costs to CBE school facilities and transportation service.

While the CBE has excess school capacity on a system-wide basis, the school facilities are not located in proximity to the newly developing and expanding communities where students reside. Schools

with under-utilized space are located in older communities where the lifecycle of the neighbourhood has surpassed the peak of school-age population and is declining (Figure 1).



School boards and the Provincial government have adopted a sector-based approach to planning. The utilization rate of each sector determines eligibility to qualify for Provincial capital funding for new schools. The Provincial government uses utilization by enrolment, whereas the Calgary Board of Education considers utilization by residence a better indicator of demand for ranking communities. This is further explained in Section 2.2.

The School Capital Plan 2004-2007 reflects the new system renewal vision for improving access to alternative programs as identified in Section 2.6.

The CBE's student population continues to decline in communities where existing schools are located and to increase in communities that do not have school facilities. This shift necessitates the designation of bus receiver schools to accommodate student enrolment growth from the new communities and keeps student enrolment in schools in older communities artificially high due to busing. Transportation strategies are presented in Section 2.7.

2.1 Calgary Board of Education Vision

The Board of Trustees identified in Spring 2001, the CBE Vision, which addressed the need to pursue new capital funding strategies, recognizes the changing needs of students, and build strong ties with parents, partners and the community. More specifically, the Vision identified:

- a need for greater CBE presence in newer areas and facilities that flex with neighbourhood enrolment levels;
- parental desires for schools closer to home, especially at primary school levels;
- increasing demand for program choice and seamless transitions to post-secondary education;
- the challenges presented by under-utilized facilities; and
- a desire to foster innovation in leadership, learning and programming.

The Vision anticipates a system of core elementary feeder schools for local communities, complemented where appropriate, by middle schools for Grades 5-9 and high schools serving large geographic areas.

The Board of Trustees approved a new Mission Statement, January 2003: “Educating Tomorrow’s Citizens Today.”

2.2 Sector-Based Approach to Planning

The Provincial government has requested that school boards employ the sector-based approach to planning. In January 2000, the Calgary Board of Education adopted this approach to school facility planning and it has been a key component for evaluating new capital school construction projects. The establishment of nine geographical sectors (see **Map 2**) provides similar catchment areas for student accommodation planning and creates a smaller unit of analyses for identifying the need for school facilities. The Provincial government requires sector utilization by enrolment to exceed 85% before a school jurisdiction is eligible for capital funding. The sectors with low utilization rates will not be eligible until student enrolment increases and/or capacity decreases. The focus of the School Capital Plan 2004-2007 is to identify the need for new school construction in sectors where utilization rates exceed 85% based on student enrolment.

A summary of sector utilization by enrolment and residence follows. Sector utilization by enrolment identifies the number of students attending schools in a sector expressed as a percentage of the total capacity in a sector. Sector utilization by residence identifies the number of students residing in a sector expressed as a percentage of the total capacity in a sector. Student accommodation planning using sector utilization by residence will ensure that schools are built in the right places.

There is sufficient space in Calgary schools to accommodate the current student population; however, the schools are not in close proximity to where the students reside. It is the strategy of the Board of Trustees to provide schools where the students reside. The pressure for schools in the right places is best reflected in the utilization by residence.

As indicated in the tables, Sectors 2, 4 and 9 have substantially higher utilization by residence than by enrolment and Sectors 3 and 8 have higher utilization by enrolment than by residence. The difference in utilization by residence and enrolment is mainly due to bussing. Many students residing in Sectors 2 and 4 are bussed to schools located in Sector 3 and students residing in Sector 9 are bussed to schools located in Sector 8.

| Sector Utilization by Student Enrolment - 2003-2004 | | | |
|---|--------------|---------------|-----------------------|
| Sector | Elementary % | Junior High % | Elem/Jr Utilization % |
| Sector 1 | 77 | 98 | 84 |
| Sector 2 | 90 | 95 | 92 |
| Sector 3 | 66 | 76 | 70 |
| Sector 4 | 93 | 53 | 81 |
| Sector 5 | 90 | 81 | 87 |
| Sector 6 | 71 | 75 | 72 |
| Sector 7 | 56 | 91 | 65 |
| Sector 8 | 74 | 70 | 73 |
| Sector 9 | 93 | 93 | 93 |

| Sector Utilization by Student Residence – 2003-2004 | | | |
|---|--------------|---------------|-----------------------|
| Sector | Elementary % | Junior High % | Elem/Jr Utilization % |
| Sector 1 | 68 | 83 | 72 |
| Sector 2 | 109 | 154 | 123 |
| Sector 3 | 36 | 25 | 31 |
| Sector 4 | 119 | 143 | 125 |
| Sector 5 | 98 | 94 | 97 |
| Sector 6 | 72 | 74 | 73 |
| Sector 7 | 53 | 84 | 61 |
| Sector 8 | 54 | 54 | 54 |
| Sector 9 | 152 | 320 | 195 |

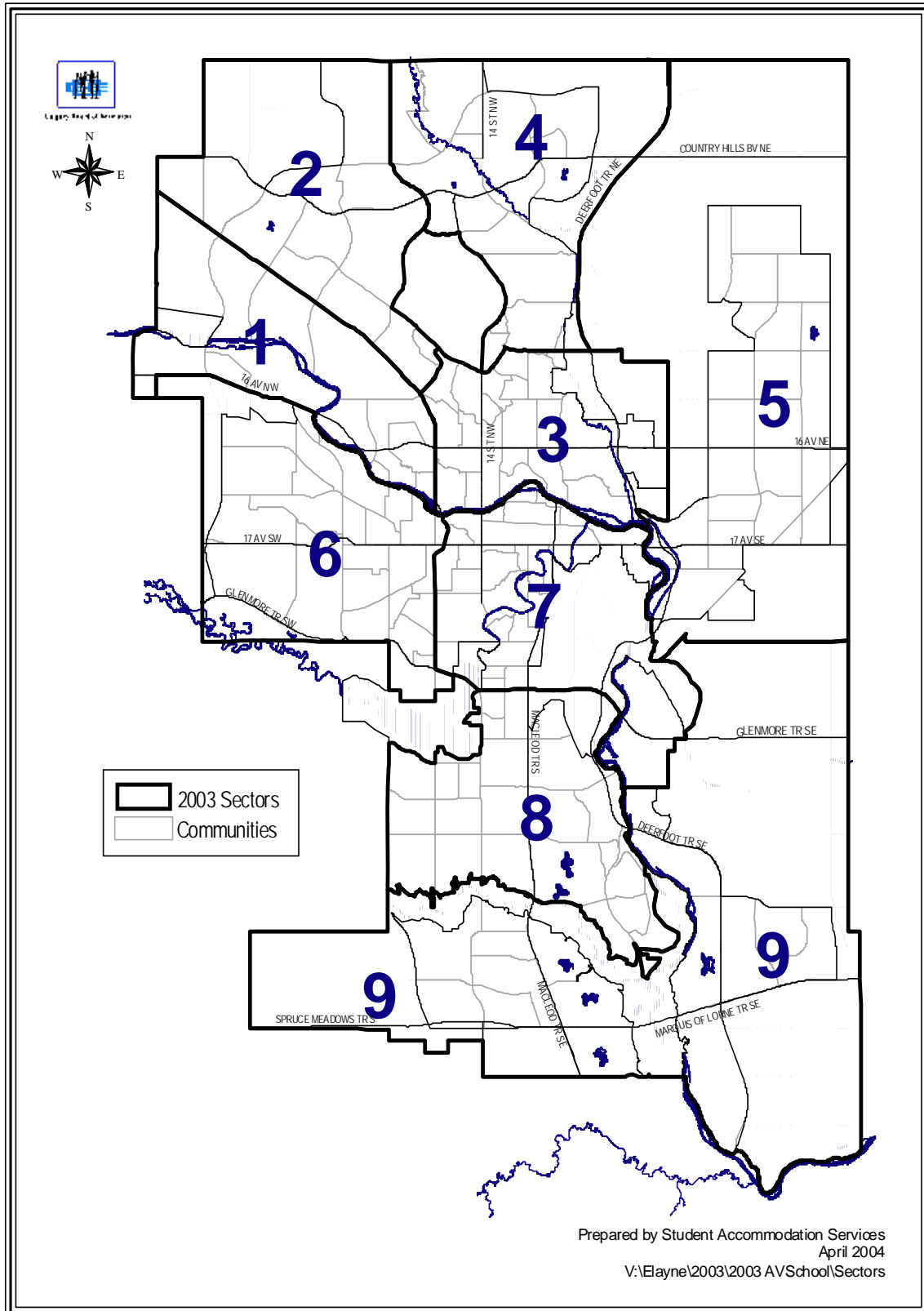
Notes:

- Enrolment is at September 30, 2003: elementary/junior includes K-GR9 (K@FTE)
- Capacity is based on current Provincial
- Special Education students have been weighted
- Elementary is K-6, junior high is Grades 7-9

Sector 4 does not qualify for new school construction based on student enrolment; however, the utilization rate by student residence is 125%, which indicates a lack of capacity in Sector 4.

Sectors 1 and 4 are slightly below the required 85% utilization by enrolment. The CBE will continue to consider consolidation and utilization of surplus space strategies as identified in Section 2.6 to improve utilization rates in these two sectors and qualify for new school construction.

2003 Sector Map



Prepared by Student Accommodation Services
April 2004
V:\Elayne\2003\2003 AVSchool\Sectors

2.3 New School Construction and School Approvals

A challenge for the Calgary Board of Education is to construct new schools "in the right places, at the right time" where the strongest growth is occurring and, at the same time, provide access to alternative programs in each sector and consolidate space in under-utilized schools.

As a result of past Provincial funding grants, the following schools, with the exception of the Centennial High School, opened for the 2003-2004 school year. The Centennial High School is currently ahead of schedule and anticipated to open to Grade 10 students for the 2004-2005 school year. These new schools are geographically identified on **Map 3**.

- C-1 Hidden Valley School, Grade K-4
- C-2 Monterey Park Elementary, Grade K-6
- C-3 Somerset Elementary, Grade K-4
- C-4 Valley Creek School, Grade 5-9
- C-5 South Senior High School, Grade 10-12

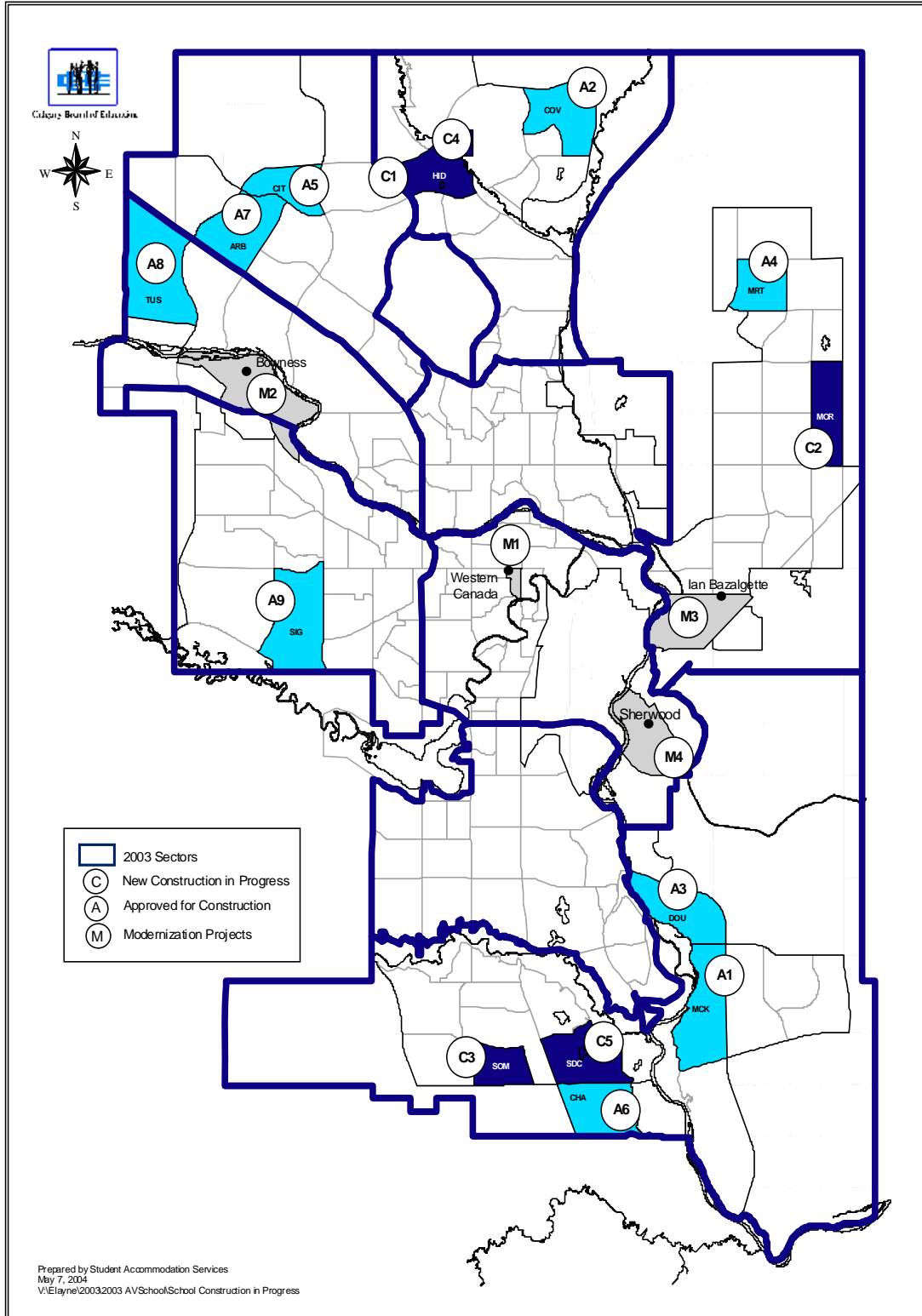
The Province of Alberta announced on April 11, 2003, the funding of six new schools for the Calgary Board of Education. These projects are proceeding through design, towards construction (see Map 3).

- A-1 McKenzie Lake, Grade 5-9 - A new middle school for 900 students scheduled to open for the 2006-2007 school year.
- A-2 Coventry Hills School, Grade K-4 - A core school addition to the existing modular school for a total of 575 students scheduled to open for the 2005-2006 school year.
- A-3 Douglasdale/glen School, Grade K-4 - A core school addition to the existing modular school for a total of 525 students scheduled to open for the 2005-2006 school year.
- A-4 Crossing Park Junior High, Grade 7-9 - A junior high addition for Crossing Park School for a total of 1,075 students scheduled to open for the 2005-2006 school year.
- A-5 Citadel Elementary, Grade K-4 - A new elementary school for 400 students scheduled to open for the 2006-2007 school year.
- A-6 Chaparral Elementary, Grade K-4 - A new elementary school for 400 students scheduled to open for the 2006-2007 school year.

The Province of Alberta announced on March 29, 2004, funding of three new schools for the Calgary Board of Education. A letter was received May 4, 2004, confirming project approvals, including size and budget (see Map 3).

- A-7 Arbour Lake/Citadel Middle School
- A-8 Tuscany Elementary
- A-9 Signal Hill/Battalion Park Elementary

School Capital Plan – 2004-2007
New School Construction Projects



2.4 Portable/Relocatable Projects

The Calgary Board of Education has 83 portable units and 401 relocatable units in its inventory. Over 90% of these units were constructed prior to 1997 and do not conform to the current Alberta Building Code. Approximately 35%, or 169 of the 484 units in the Calgary Board of Education relocatables unit inventory, were constructed over 25 years ago and have exceeded their design life expectancy. As a result, many units require significant upgrades and/or reconstruction when relocated that sometimes cost more than 75% of the unit replacement value.

The CBE is currently implementing a plan for replacing wood frame construction with steel stud construction. This will reduce the potential for future fungal contamination which is a concern with the public.

As a result of the above, due to costs required to remediate and/or upgrade older, non-conforming units, the Calgary Board of Education will be reviewing units for replacement prior to relocating them. Part of this plan will include costs for replacement of existing units in addition to costs for relocation of units.

2.5 School Modernization

School modernization projects provide for the renovation of whole or part of a school building to address physical obsolescence and/or improve functional adequacy and suitability for present and future educational programs. Modernization projects should not exceed 75% of the replacement value of the school building as per Provincial guidelines.

In 1999, Alberta Infrastructure completed the School Facility Evaluation project which audited all school buildings in the Province. The intention of the audit was to assess the relative condition of all Alberta schools. The audit reports resulting from this project are intended to assist with the capital planning process. School boards must assess the viability of schools within their jurisdiction before submitting their modernization application for Provincial funding. Although the Provincial government has indicated their intent to address physical obsolescence starting with audit score rankings greater than 900 and proceeding down the list to 700, the absence of adequate budget has prevented the Province from completing even the 900 and above eligible schools over the past five years.

As part of the long-range planning for communities with current or anticipated K-4 elementary schools, small school modernizations are being planned to prepare existing junior high schools physically for a transition to a middle school grade configuration. Typically, this is a simple and straight-forward transition; however, in some cases, a project scope of work will contemplate upgrades to meet current Career & Technology Strand (CTS) programming requirements, as well as barrier-free accessibility. In addition, the CBE is currently implementing program renewal plans for each Area with the goal of improving student access to alternative programs, which often requires renovations to existing facilities. To facilitate this work, the CBE requires reinstatement of the Modernization Block Funding Program which was terminated by the Provincial government in 2001.

In this regard, the CBE requests that the following major modernization projects be considered for Provincial Funding (see Map 3):

- M-1 Western Canada Senior High (960 points)
- M-2 Bowness Senior High (940 points)
- M-3 Ian Bazalgette Phase 2 & 3; (Phase 1 is currently underway utilizing Block Modernization Funding) (830 points)
- M-4 Sherwood Community School (580 points)

2.6 Consolidation and Utilization of Surplus Space

To be eligible to receive Provincial funding to construct new schools, a school board must have an *overall* utilization rate of 85% or greater for schools in a sector unless the Minister determines otherwise. The Provincial government has requested that the CBE continue to consolidate programs and close schools. The Calgary Board of Education is strongly committed to pursuing the 85% or greater sector utilization rate to qualify for new school construction. Closure of schools with low utilization and consolidation of programs will continue in future years through the school viability process and area renewal plans.

The Board of Trustees approved the closure of the following five schools, effective June 30, 2003: Mountain View Elementary, Parkdale Elementary, Southwood Elementary, Spruce Cliff Elementary, and Tuxedo Park Elementary. On March 30, 2004, the Board of Trustees approved the closure of two schools, effective June 30, 2004: Knob Hill Elementary and R.B. Bennett Elementary.

Sectors with low utilization rates require effective strategies for space utilization in order to qualify for Provincial funding for new schools. In some sectors this can only be achieved through a school closure. In other sectors, a combination of program consolidation, improved access through introduction of Alternative Programs and other strategies is required. The program renewal process will also assist in improved utilization of CBE schools through provision of Alternative Programs and in sector groupings that reflect the new Area structure of the CBE administration unit:

- Area I (Sectors 1/2)
- Area II (Sectors 3/4)
- Area III (Sector 5)
- Area IV (Sectors 6/7)
- Area V (Sectors 8/9)

New programs opening for the upcoming 2004-2005 school year are:

| | | |
|----------|----------|---|
| Area I | Sector 2 | Brentwood Traditional Learning Centre (K-4) |
| Area II | Sector 3 | Balmoral Learning Through the Arts (Grade 7-9) Langevin Science School |
| Area III | Sector 5 | Lester B. Pearson IB Program Piitoayis Family School - Kindergarten |
| Area IV | Sector 6 | Medicine Wheel at Sir James Lougheed |
| Area V | Sector 8 | Willow Park Learning through the Arts (Grade 5-9) |
| | Sector 8 | Dr. E.P. Scarlett Senior High French Immersion Program |
| | Sector 9 | Sundance Elementary French Immersion Program (K-2) |

As well, ESL Centres of Excellence have been established at Annie Gale, Connaught, Forest Lawn, Henry Wise Wood, James Fowler and Senator Patrick Burns.

Six new Special Education programs have been established at Alex Munro, Cecil Swanson, Ernest Manning, Lord Beaverbrook, Ranchlands and William Aberhart.

The CBE acknowledges the emerging Provincial government's agenda of delivering integrated services to children from schools in older communities with surplus space. For example, the CBE has accommodated the Student Health Initiative Partnership in Cambrian Heights Elementary School and other community-based programs. The CBE has engaged Alberta Infrastructure in discussions on how such initiatives and local community-based services can be recognized for the purpose of operation and maintenance and consistency with the Municipal Government Act legislation.

Overview

The review of facility utilization and school/program consolidation will continue to be addressed on a sector and inner-city community basis. The CBE has also been a strong proponent for reviewing the new utilization formula and is a member of the Provincial committee examining the changes required to the new utilization formula.

The following strategies will be pursued to improve the quality of the learning environment while increasing utilization rates:

- Undertake an annual review to identify schools that are highly under-utilized for consideration of school closure.
- Apply to the Provincial government to receive capacity exemptions.
- Improve access to Alternative Programs and Special Education Programs in sector groupings.
- Provide French Immersion (all grade levels) programs in each Area.
- Provide International Baccalaureate programs in each Area.
- Review the condition of portables/relocatables and request provincial support for demolition/movements.
- Review and appeal, as required, the capacity ratings and calculations of the Provincial government for CBE schools.
- Right-size schools (e.g., removal of an entire wing of a school) to increase utilization and to provide a more effective learning environment.

Below is a summary of accommodation planning for each sector, which includes a description of utilization rate by enrolment and the amount of leased space in the sector.

Sector 1

- Sector 1 has a utilization rate of 84% for Kindergarten to Grade 9.
- A strategy to increase the utilization rate will be undertaken through area renewal plans and potential school closures for this sector. Space utilization will be focused on schools in the south area of this sector.
- A new elementary school has been approved for the Tuscany community and a letter was received May 4, 2004, confirming project approval, including size and budget.
- The Board of Trustees has approved the closure of R.B. Bennett School effective June 30, 2004 and this will be reflected in the new sector capacity for 2004.
- Space is needed for the growing demand of Alternative and Special Education Programs. A new Alternative Program (Juno Beach) was introduced at Sir William Van Horne in September 2003 and has helped to increase the enrolment in this sector.
- Approximately 1,129 square metres of space (14 classrooms) are leased on a full-time basis in this sector.

Sector 2

- This sector has a utilization rate of 92% for Kindergarten to Grade 9 and qualifies for new schools under the Provincial guidelines.
- There are pressures for the construction of new schools in the new and developing communities of Arbour Lake, The Hamptons, Rocky Ridge and Royal Oak.
- The developing community of Sherwood, planned for 6,900 persons, is under construction.
- A new elementary school in Citadel (K-4) has been approved by the Provincial government and is scheduled to open in September 2006.
- A new middle school has been approved for the Arbour Lake and Citadel communities that will be located in Arbour Lake and a letter was received May 4, 2004, confirming project approval, including size and budget.
- Space is needed for the growing demand of Alternative and Special Education Programs. An elementary Traditional Learning Centre will be established at Brentwood Elementary for the 2004-2005 school year.
- A new elementary French Immersion Centre in the northwest portion of the sector is being considered for opening in the 2005-2006 school year.
- A new Montessori program will be investigated to open for the 2005-2006 school year.
- The Senior High School Study has identified a new high school to serve students of Sector 1 and Sector 2 and the high school site is located in Arbour Lake.
- Approximately 82 square metres of space (1 classroom) are leased on a full-time basis in this sector.

Sector 3

- This sector has a utilization rate of 70% for Kindergarten to Grade 9.
- There are no new and developing communities in Sector 3 and the sector consists of inner-city and established communities.

- A strategy to increase the utilization rate will be undertaken through area renewal plans and potential school closures for this sector.
- Alternative and Special Education Programs are offered in 50% of the schools. The Alice Jamieson Girls' Academy (Grades 4-9) was established at Stanley Jones for September 2003.
- The Science School Alternative Program has been approved for Langevin Elementary/Junior High and will start as a K-6 program for the 2004-2005 school year and will grow one grade per year to a K-9 program.
- Increased traffic on the McKnight Boulevard, inadequate parking, limited access and declining enrolments will have an impact on Greenview School, which currently offers Regular and French Immersion Programs.
- Approximately 2,395 square metres (24 classrooms) are leased on a full-time basis and one surplus facility is fully leased in this sector.

Sector 4

- This sector has a utilization rate of 81% for Kindergarten to Grade 9.
- A strategy to increase the utilization rate will be undertaken through area renewal plans and potential school closures for this sector.
- The utilization rate by residence of 125% indicates pressures for new schools in this sector and students are currently being accommodated in Sectors 2 and 3.
- There are pressures for the construction of new elementary schools in the new and developing communities of Panorama Hills and a new middle school in Coventry Hills.
- The developing communities of Evanston and Kincora are under construction and are planned for approximately 26,000 persons.
- A core school addition to the modular school in Coventry Hills has been approved by the Provincial government and is scheduled to open in September 2005.
- Space is needed for the growing demand for Alternative Programs in Sector 4. The recently opened Hidden Valley Elementary offers a French Immersion program which will expand to Valley Creek Middle School in 2006.
- There is insufficient bus receiver space available in Sector 4 to accommodate all the students from the new and developing communities; therefore, students are accommodated in Sector 2 and Sector 3 schools.
- Grade configuration changes will be initiated to enable elementary students to be accommodated as close to their home area school and to increase the utilization rate at nearby junior high schools.
- The Senior High School Study has identified a new high school to serve students of Sector 4 and the site is located in Coventry Hills.
- There are no full-time leases in this sector. Leasing is difficult in Sector 4 because schools with excess space typically have open-area classrooms.

Sector 5

- This sector has a utilization rate of 87% for Kindergarten to Grade 9 and qualifies for new schools under the Provincial guidelines.
- There are pressures for the construction of new elementary schools in the new and developing communities of Taradale and Saddle Ridge.
- A junior high addition to Crossing Park School has been approved by the Provincial government and is scheduled to open for September 2005.
- A strategy to increase the utilization rate will be undertaken through area renewal plans and potential school closures for this sector. The focus will be on schools located south of 16 Avenue.
- Mountain View School is being used as swing space for the 2003-2004 school year for the Ian Bazalgette, Phase 1 modernization that will be completed August 2004.
- Space is needed for the growing demand of Alternative and Special Education Programs. There are plans to introduce new Alternative Programs into this sector over the next few years. A pilot project will be introduced for pre-Kindergarten at James Short Memorial Elementary.
- The Piitoayis Family School (Grade 1-6) is currently accommodated in the Valley View School and is open to students who want an Aboriginal-based education. A permanent location for the school will be established during the 2004-2005 school year.
- A replacement school for Albert Park Elementary and David D. Oughton Elementary is currently being pursued. Discussions are occurring with a partner to develop a new K-4 elementary school on a portion of the Sir Wilfrid Laurier Junior High school site. Sir Wilfrid Laurier Junior High would become a Grade 5-9 middle school.
- Approximately 240 square metres of space of space (3 classrooms) are leased on a full-time basis in this sector.

Sector 6

- This sector has a utilization rate of 72% for Kindergarten to Grade 9.
- A strategy to increase the utilization rate will be undertaken through area renewal plans and potential school closures for this sector. Space utilization will be focused on schools east of Sarcee Trail. In the last four years, three schools and one program have closed in Sector 6: Clem Gardner Elementary, Glenmeadows Elementary, Spruce Cliff Elementary and the Plains Indians Cultural Survival School program.
- The capacity of the sector will be further reduced by 12 classrooms due to the removal of the two south wings at Glenbrook Elementary.
- A new elementary school has been approved for the Signal Hill community and a letter was received May 4, 2004, confirming project approval, including size and budget.
- There are pressures for construction of an elementary school in the new and developing community of Springbank Hill and a middle school in Strathcona Park/West Springs.
- Space is needed in Sector 6 for the accommodation of Alternative Programs and Special Education programs. The National Sport School relocated to Ernest Manning from William Aberhart in September 2003. A program considered for Sector 6 includes International Baccalaureate at an elementary level.
- Growth of the existing Alternative Programs (French Immersion, Montessori) will further increase the enrolment in this sector.

- Approximately 2,174 square metres of space of space (23 classrooms) are leased on a full-time basis in this sector. In addition, five surplus facilities have been fully leased.

Sector 7

- This sector has a utilization rate of 65% for Kindergarten to Grade 9.
- There are no new and developing communities in Sector 7 and the sector consists of inner-city and established communities.
- A strategy to increase the utilization rate will be undertaken through area renewal plans and potential school closures for this sector.
- The Board of Trustees has approved the closure of Knob Hill Elementary School effective June 30, 2004 and this will be reflected in the new sector capacity for 2004.
- The relocation of the Learning Through the Arts Program at Milton Williams School, due to the planned expansion of Glenmore Trail, will reduce the capacity in Sector 7 by approximately 680 spaces. The Learning Through the Arts Program will be relocated to Willow Park Elementary, effective September 2004.
- Central Memorial High School enrolments will be impacted due to the opening of Centennial High School and the French Immersion program at Dr. E.P. Scarlett Senior High School and subsequent community redesignations in Areas IV and Area V.
- There are few schools in Sector 7 that could serve as bus receiver schools or accommodate Alternative Programs due to available space in the schools. Approximately 60% of the elementary and junior high schools in Sector 7 have a capacity less than 400 student spaces.
- Approximately 2,256 square metres of space of space (27 classrooms) are leased on a full-time basis in this sector. In addition, two surplus facilities have been fully leased.

Sector 8

- This sector has a utilization rate of 73% for Kindergarten to Grade 9.
- There are no new and developing communities in Sector 8 and many of the schools within Sector 8 are bus receivers for students residing in the new and developing communities located in Sector 9.
- A strategy to increase the utilization rate will be undertaken through area renewal plans and potential school closures for this sector. In the last four years, four schools have closed in Sector 8: Alice M. Curtis Elementary, Fred Parker Elementary, Andrew Davison Elementary and Southwood Elementary.
- The introduction of new Alternative Programs will increase the enrolment in this sector. Enrolment growth of the existing Alternative Programs and Special Education Programs (Gifted and Talented) will further increase the enrolment in this sector.
- The Traditional Learning Centre was established at Le Roi Daniels for the 2003-2004 school year and will expand to a K-5 program for September 2004.
- The Montessori program was established at Lake Bonavista Elementary for the 2003-2004 school year and will expand to a K-2 program for September 2004.
- The National Sport Academy was established at Fairview Junior High for the 2003-2004 school year.
- The Learning Through the Arts at Milton Williams School will relocate to become the Willow Park Learning Through the Arts (Grade 5-9) and will open effective September 2004.

- A senior high French Immersion Centre will be established at Dr. E.P. Scarlett for the 2004-2005 school year to improve access and minimize travel times for students in the south (Sector 8, 9).
- Approximately 396 square metres of space (6 classrooms) are leased on a full-time basis in this sector. In addition, two surplus facilities have been fully leased and another facility will be leased, effective September 2004.

Sector 9

- This sector has a utilization rate of 93% for Kindergarten to Grade 9.
- The Provincial government has approved three new schools for this sector: McKenzie Lake Middle School, Douglasdale/glen Elementary core addition, and Chaparral Elementary. The Douglasdale/glen core addition to the modular school is planned to open in September 2005. McKenzie Lake Middle School and Chaparral Elementary are scheduled to open in September 2006.
- A French Immersion Centre will be established at Sundance Elementary for Grades K-2 for the 2004-2005 school year.
- New school construction is a priority in this sector as the utilization rate by residence continues to be extremely high (195%). There are pressures for construction of elementary schools in the new and developing communities of Bridlewood and McKenzie Towne, and a middle school in Shawnessy/Somerset.
- The community of Auburn Bay, south of Highway 22x and west of Deerfoot Trail S.E., is approved for development and is planned for approximately 17,000 persons.
- A Towne Centre development south of Auburn Bay is currently in the approval stage for a major employment centre, hospital, recreation facilities, open space and a CBE senior high school site.

2.7 Transportation Strategies

Strategies for Supporting the Capital Plan

Approximately 35,000 or over 1/3 of the students enrolled in Calgary Board of Education schools are transported by charter bus, public transit, taxi or Handi-Bus to and from school each day. Many of these students take a bus to school because there are no schools in the community they live in, they live beyond the walk limit as set out in the Calgary Board of Education administration regulations, or they attend Alternative Programs.

Keeping the youngest students as close to home as possible and ensuring students have a safe and reasonably short bus ride to school is of paramount importance for the Calgary Board of Education, parents, students and the community. Using the sector-based approach to guide facility planning and the area renewal plan for school program planning is a key strategy for achieving schools in the right place over time. A conscious effort to provide a variety of program choices within Areas is being made. This strategy should improve bus schedules and access to CBE schools for students who rely on Calgary Transit or ride charter buses to school.

Issues and strategies relating to student transportation that are being discussed and explored in support of this Capital Plan include:

Issue 1:

Efforts to improve accessibility of public transit for students and reduce processing time spent on distributing buss passes and administering rebates.

Strategy:

The CBE has entered into discussions with Calgary Transit to provide a subsidized U-Pass (Universal Bus Pass) to all high school and some junior high school students at a reduced individual cost. The U-Pass has already proven to be effective in post-secondary institutions in Calgary. Private vehicle use should decrease and public transit ridership increase as service levels increase.

Issue 2:

How to assist adolescent learners to come to school “ready to learn.”

Strategy:

The CBE is responding to parent groups and school administrators, who often cite studies that adolescent learners require more sleep and students need to be “ready to learn” when they come to school. These groups advocate for later school start times to achieve this objective.

Consideration is being given to moving toward common start and end times, as well as elementary schools starting earlier than middle and junior high schools to ensure students arrive at school ready to learn. Consultations have occurred in 2003-2004 and will continue in the 2004-2005 school year.

Issue 3:

The consolidation of schools in older communities is a very important but contentious issue for many reasons. Parents have reservations about longer walks or bus rides when a local school closes.

Strategy:

When schools in older communities are considered for closure, a decision on where to relocate the local students is undertaken with a great deal of thought and planning. The safety of students walking to a new school becomes a concern. The CBE has addressed these concerns by approaching the City of Calgary to assess traffic volumes, as well as to establish appropriate pedestrian safety measures to assist students crossing potential busy streets and intersections. The City of Calgary also has several long-term planning strategies in place such as the Calgary Transportation Plan (CTP) and area redevelopment plans specific to certain communities but not the City’s Central Sector generally. These plans address, amongst other things, pedestrian safety and accessibility of vehicles to local communities, schools, downtown and other commercial sites. The CBE studies these plans when considering the future consolidation of schools. Keeping the youngest children close to home and the safety of students who will continue to walk to their new school is of paramount concern. If students do have to be bussed, the bus ride is typically 5-10 minutes long. The CBE planners will undertake to establish new planning mechanisms for planning future locations of schools in older communities.

Issue 4:

There is a need to improve flexibility and access to Alternative Programs and before-and-after school programs.

Strategy:

Alternative Programs are opening in more Areas as a result of program renewal initiatives. Travel time for students is reduced when programs are offered closer to where the students live. Transitioning more junior high students from charter buses to public transit buses will also allow greater flexibility for students.

2.8 Planning and Construction of School Facilities Strategies

The planning and construction of school facilities is subject to an array of building codes, legislation and agreements, that all influence the cost and the quality of the projects. Many of these governing documents are now out-of-date and do not reflect today's social order, demographic changes, or changes in funding levels. The following illustrates a number of issues that must be addressed immediately, through negotiations to change existing agreements.

Issue 1:

Joint Use Agreement (JUA)

The JUA is a partnership agreement between the CBE, the City of Calgary, and the Separate School Board, which is responsible for the acquisition, planning, maintenance, and disposal of reserve land for the entire City of Calgary. The JUA is the foundation on which school land use planning is undertaken in Calgary. The agreement requires ongoing adjustments to deal with changes in City growth and emerging development issues, as well as changes in provincial funding for school capital projects.

Strategy:

The Joint Use Coordinating Committee (JUCC) will introduce amendments to the agreement during the 2004-2005 school year. Minor adjustments will address outstanding issues such as dry ponds, review processes, documentation, etc.

Issue 2:

Dry Ponds

Dry ponds are part of the City of Calgary's storm water management system and are permitted on school sites where functionality of use is not affected. Experience has shown that in some cases, the size and shape of the dry ponds has restricted the design of school buildings and has resulted in additional building costs. In addition, space for student recreation, outside the dry pond area has been limited to an unacceptable degree.

Strategy:

The revised policies for dry ponds on JUCC regulated reserve lands should be introduced in an updated Joint Use Agreement.

Issue 3:

Standard Development Agreement (SDA)

The SDA is an agreement between the City of Calgary and the Development Industry (the Urban Development Institute) which establishes the standards for subdivision developments in the City. The agreement details the services and other requirements that must be provided by the developer for parks, recreation and school sites. The CBE has approached the City to amend the agreement and address these issues.

Strategy:

The City of Calgary will attempt to negotiate revisions to the SDA that would provide school sites that are fully serviced and graded to acceptable levels. As well, the City must ensure development agreement conditions are met and documented sub-soil condition tests are provided to the CBE.

Issue 4:

Municipal Government Act (MGA)

Under the MGA, reserve land can only be used for parks, recreation, and school authority purposes. When reserve land or school buildings on reserve land are declared surplus to the needs of a school board, there are no alternative uses permitted unless the reserve designation of the land is removed through a formal public hearing conducted by the City Council. The CBE is often approached by community groups, provincial departments and health care providers to use existing sites and closed schools for non-school uses. The MGA does not currently permit this.

Strategy:

The CBE, the City of Calgary and others have approached the Alberta Government to make changes to the MGA to recognize that as a community matures, its need for public services change. Therefore, when reserve land or buildings on reserve land are declared surplus by a school board, the reserve land should be able to be used for a range of community service uses that will continue to serve the needs of the local community.

Issue 5:

Land Use By-Law

When the instructional program in a school building is closed, there are a number of permitted “school authority” uses that can be accommodated in the building, i.e., administration offices, training centres, etc. Recently, an interpretation of the City of Calgary Land Use By-law was applied to prevent the CBE from re-using a closed school building for educational-related purposes.

Strategy:

The Calgary Board of Education has commenced negotiations with the City of Calgary for revisions to the Land Use By-law that will clearly establish the CBE’s right to use its facilities for “Educational Authority Purposes” and define when it may be necessary to get City of Calgary planning approval for a change in the educational use of a building.

Issue 6:

Development Approval Process

Building and development projects must get City of Calgary planning approval to ensure that they meet all code and bylaw regulations.

During the planning approval process for schools, the City often treats school board projects in the same way as “developer” projects and requests additional items of work, which add to the cost of the project and in the view of the CBE are unnecessary or should be funded by the levies collected by the City from the developers.

Strategy:

Negotiate with the City to establish policy that recognizes that school projects are funded 100% by the Provincial government through City taxpayers and that they should not be treated in the same way as a commercial developer for a project. The partnership arrangement between the school boards and the City, as established in the Joint Use Agreement and supported by the Province, must continue to ensure the economical provision of school facilities for the benefit of the citizens of Calgary.

Issue 7:

Inner-City Redevelopment

The Calgary Board of Education undertakes an annual review of school viability and consideration for school closure process can subsequently occur. The City of Calgary has identified that when the Calgary Board of Education considers closure of a school or program, communities currently react adversely to the impact that closures will have on the community.

The Calgary City Council discussed the proposed school closures of R.B. Bennett and Knob Hill at a February 2004 meeting of council and recognizes the effect that demographic life cycle fluctuations have on older communities. In addition to schools, other city services and facilities are impacted by changes in populations and aging infrastructure. City of Calgary projections indicate approximately 95-100 % of the population growth will be in the new and developing communities for the foreseeable future. The City of Calgary does not have a city-wide implementation strategy to deal with inner-city revitalization. The inner-city, as defined by the City of Calgary, is essentially communities in the Centre Sector on Map 1 (page 3). City Council may require a more comprehensive action plan to implement inner-city policies and this requirement may become an important factor in future work plans undertaken by City departments and the CBE.

Strategy:

The Calgary Board of Education is in the process of undertaking a review of schools as part of the area renewal process to determine the future use of surplus schools for community use purposes.

The Calgary Board of Education is prepared to be an active participant on any committee or action plan approved by the City of Calgary to address revitalization of older communities. As part of the area renewal process, the Calgary Board of Education will

continue to address the effective utilization of schools in older communities in the context of overall area renewal plans.

2.9 Property and Leasing Strategies

The Calgary Board of Education is pursuing several leasing strategies pertaining to the management of leased school space to support the Capital Plan. A key challenge to leasing and use of vacant school space is to develop a plan containing innovative solutions and new accommodation strategies that support Calgary Board of Education programming, vision and philosophy. In addition, a Real Estate Committee with cross-community representation has been exploring a number of creative projects involving school accommodation and joint efforts with other community agencies and potential partners. Recently, the Real Estate Committee submitted an innovative business case study to the Provincial government, which involved an alternative funding model to sell two inner-city schools and apply the proceeds of this sale to the construction of a new replacement facility to serve the affected communities.

Issues and strategies relating to leasing and accommodation planning that are being discussed and explored in support of this Capital Plan include the following:

Issue 1:

The Alberta Infrastructure policy on facility, area capacity and utilization provides for capacity exemptions to school boards through school or facility “wing” closure, and through leasing of vacant school space, such as portions of schools. This policy encourages the Calgary Board of Education to increase the overall system utilization of school space in sectors where new schools are required.

Strategy:

The strategic plan for leasing of vacant classroom space will continue to identify sectors and schools where leasing should be employed to increase sector and school utilization rates through the appeal of Provincially-approved capacity exemptions. The strategy of leasing to receive capacity exemption is considered a useful alternative to reduce the capacity of schools that are moderately under-utilized. The strategy of leasing to receive capacity exemption is not considered a pragmatic alternative for schools that are highly under-utilized. Schools that are highly under-utilized undergo a systematic review by the Accommodation Planning Committee prior to consideration for leasing.

Issue 2:

The Calgary Board of Education receives capacity exemptions for vacant school space leased to Provincially-approved users. If the Province grants a capacity exemption, the vacant school area receiving the exemption is no longer eligible for Provincial Plant Operation and Maintenance Funding.

Strategy:

The Calgary Board of Education receives the most benefit through capacity exemption, as the overall sector and system utilization determines the Board’s eligibility to receive

funding for new schools. The loss of plant operation and maintenance funding will be offset through charge-back revenues from tenants leasing vacant school space.

The Calgary Board of Education qualifies for capacity exemptions for vacant school space leased to the public sector, non-profit groups, private schools, and charter schools; however, loses revenue from Provincial sources.

Issue 3:

Leasing of school space to non-profit groups should be “cost neutral” to the Calgary Board of Education unless approved by the Board of Trustees.

Strategy:

The Calgary Board of Education will perform, on an annual basis, an analysis of the cost of leasing to ensure full cost recovery for use of vacant school space. The CBE supports leasing of school space to the public sector and non-profit groups whose programs support CBE programs and initiatives, and which are aligned with the Board’s vision and philosophy. Public sector and non-profit groups, which fall into this category, would qualify to lease vacant school space at cost unless otherwise approved by the Board of Trustees.

The Board has been requested by the Provincial government to lease surplus school space to charter schools. The Board has requested in return that the capacity exemption should be received and lease rents should be able to be levied by the CBE at fair market rates. The lease rate permitted by the Provincial government has not been changed since 1999.

Issue 4:

System renewal involving Alternative Programs and administrative space requirements are ongoing and need to be considered on a system basis through a suitable planning process.

Strategy:

The Calgary Board of Education is currently in the process of determining its facility needs to accommodate new and innovative programs, as well as administrative space for Area and Central offices. First consideration is the need for new and innovative programs with respect to location, facility and amenities. Moderately and highly under-utilized schools are considered in facility reviews since system renewal programs and administrative space are other means of increasing the utilization of a sector.

Issue 5:

The Calgary Board of Education considers long-term plans for schools and school sites which may be surplus to school authority needs and subject to disposition.

Strategy:

The Calgary Board of Education, prior to recommending the disposition of any surplus school site, determines the long-term need for the school site through an accommodation analysis of the community, area and system. The Board will ensure that it is able to maintain a presence to serve all communities in the City of Calgary, including the inner city.

The Calgary Board of Education's decision-making process with respect to disposition of properties deemed as surplus, considers the short and long-term needs of surplus school sites. Opportunity papers are prepared for Provincial consideration to solicit endorsement of the concept and potential for longer term investment as a future step.

Issue 6:

The development of "public/private partnerships" is an alternative approach to traditional methods of developing new school facilities.

Strategy:

The Calgary Board of Education will continue to explore alternative funding models to further the goals of the Board. The Board will identify opportunities to access programming space in new and developing communities prior to a traditional school facility being developed on the site to keep the youngest students in their community. This would also include consideration of leasing space for K-2 prior to qualifying for capital funding for new school construction in new communities. Discussions have occurred between the Board and the Provincial government in this regard. The Provincial government has indicated support for this concept in new areas for young students and is currently considering financial support for these approaches in new communities.

2.10 Leasing Policy

The Board supports the leasing of surplus classrooms and facilities to external organizations whose activities and objectives are compatible with the vision, goals and objectives of the Calgary Board of Education.

A challenge to the Calgary Board of Education is to ensure that policy not only reflects the vision, goals and objectives of the Board, but is also congruent to Provincial government Policy and the City of Calgary by-laws and the Joint Use Agreement. Since the Board originally developed its leasing policy there have been changes to taxation powers, government jurisdictions and shifts in external influences such as economics and demographics.

Recently the responsibility for building infrastructure was transferred from Alberta Learning to Alberta Infrastructure and a new Capital Manual was released. Some key changes recently introduced are the move to fair market value leasing and new policies pertaining to charter schools.

In the past three years, the Board has identified five school facilities, which were closed and leased to third parties. The long-term need for each facility was reviewed and each was deemed as permanently surplus and was subsequently disposed. A key component of the Calgary Board of Education's leasing policy incorporates the closed facility review process to ensure that the inventory of closed schools is kept to only those considered temporarily surplus or needed for alternative uses. Facilities deemed to be permanently surplus will have outlived their usefulness to the Board and shall be precluded from funding earmarked for operating schools. All costs relating to maintenance and operation of permanently surplus schools shall be the responsibility of the occupant if the facility is leased. When deemed necessary, major building component replacement would be funded through the capital reserve fund established for leased school buildings.

3.0 NEW SCHOOL CONSTRUCTION CAPITAL PLAN CRITERIA

The City of Calgary supports an actively competitive land market in all areas of the City. There are approximately 40 actively developing communities in varying stages of development in Calgary. The large number of new and developing communities puts ongoing pressure on the Calgary Board of Education to meet expectations of residents for school construction projects in their community.

To address this challenge, the Calgary Board of Education has developed a standardized process to evaluate new school construction. The model and approach is designed to be transparent and impart equity and fairness for all communities.

3.1 New School Construction Planning Criteria – Kindergarten to Grade 9 Schools

There are two types of criteria in the evaluation process used to rank communities for capital building priorities in the School Capital Plan. These are as follows:

1. *Eligibility Criteria* which act as a screening filter for new capital projects that must be met before a community evaluation proceeds to the ranking phase.
2. *Ranking Criteria* that will be used to further evaluate and prioritise new capital projects.

The following provides a summary of the two types of criteria:

Eligibility Criteria

Sector Utilization Rate

The sector-based approach is used to evaluate projects for capital priorities. Sectors that are eligible for further evaluation for capital projects must have utilization rates of 85% or greater by enrolment. Eligibility is determined by:

$$\text{Sector Utilization Rate} = \frac{\text{Enrolled student population in a sector}}{\text{Provincial capacity of schools in a sector}}$$

Calculations for utilization rates are based on the Provincial utilization formula. The student population is based on the number of students enrolled, adjusted for special needs weighting factors. The school capacity is based on gross square metres of the building, with exemptions, and adjusted to create a student capacity for the school.

Based upon sector utilization by enrolment, Sectors 2, 5 and 9 qualify for further review for this School Capital Plan. See Appendix I for details of sector utilization rates by enrolment and by residence.

If utilization was based on enrolment by residence, Sector 4 would also qualify for new school construction. Sector 4 has a utilization by enrolment of 81% and a utilization rate by residence of 125%. The difference in utilization by residence and enrolment is mainly due to busing. Many students residing in Sector 4 to schools located in Sector 2 and Sector 3. A discussion of utilization by enrolment versus utilization by residence has been previously identified in Section 2.2.

| Sector | Utilization Rates (K-9) by Enrolment | Utilization Rates (K-9) by Residence |
|----------|---|---|
| Sector 1 | 84% | 72% |
| Sector 2 | 92% | 123% |
| Sector 3 | 70% | 31% |
| Sector 4 | 81% | 125% |
| Sector 5 | 87% | 97% |
| Sector 6 | 72% | 73% |
| Sector 7 | 66% | 61% |
| Sector 8 | 75% | 54% |
| Sector 9 | 93% | 195% |

The Provincial capacity used in the utilization rate calculation includes capacities/enrolments as of September 2003.

Accommodation Options

This criterion evaluates student accommodation options for eligible communities within the sector and communities in adjacent sectors. Eligibility is determined by assessing if there is space to accommodate students over the long term:

- First priority is to accommodate students from the community within the sector;
- Second priority is for student accommodation in a nearby community. This may be a school in close proximity to the community but in an adjacent sector.

Continuity of the Accommodation Plan for the Sector

This criterion is used to ensure consistency with, and continuity of, the K-4 elementary feeder school system and middle school junior high vision for the Calgary Board of Education where circumstances permit. There is the need to follow through with the construction of new schools to complement accommodation plans and previous capital plans.

There should be a logical progression from a modular school to a core school in order to allow students to progress to higher grades. It will also be important that there is a new or modernized middle school available to accept graduates from recently completed K-4 schools. These criteria will act as a “filter in” of capital school projects to ensure continuity of the accommodation plan for the sector where the need is critical.

Community Eligibility

The eligibility criteria identified above are reviewed to determine developing communities to be ranked for new school construction projects. The eligible communities are evaluated in two separate categories: Elementary (Grades K-4) and Middle School (Grades 5-9).

Ranking Criteria

For communities that meet the eligibility criterion, a ranking is applied based upon criteria identified in a) and b) below. It is important to note that the point assignment is a method for ranking communities for new school construction. Further accommodation planning criteria is used for recommending the ultimate locations such as a middle school serving several communities. In this latter case, factors such as site availability, grouping of communities and location will be considered.

Community Growth Profile

Point assignments occur based on the community growth factors. Based on this information, three categories have been developed for community ranking purposes which consist of pre-school census/student enrolment, community build-out/student enrolment, and annual average population growth.

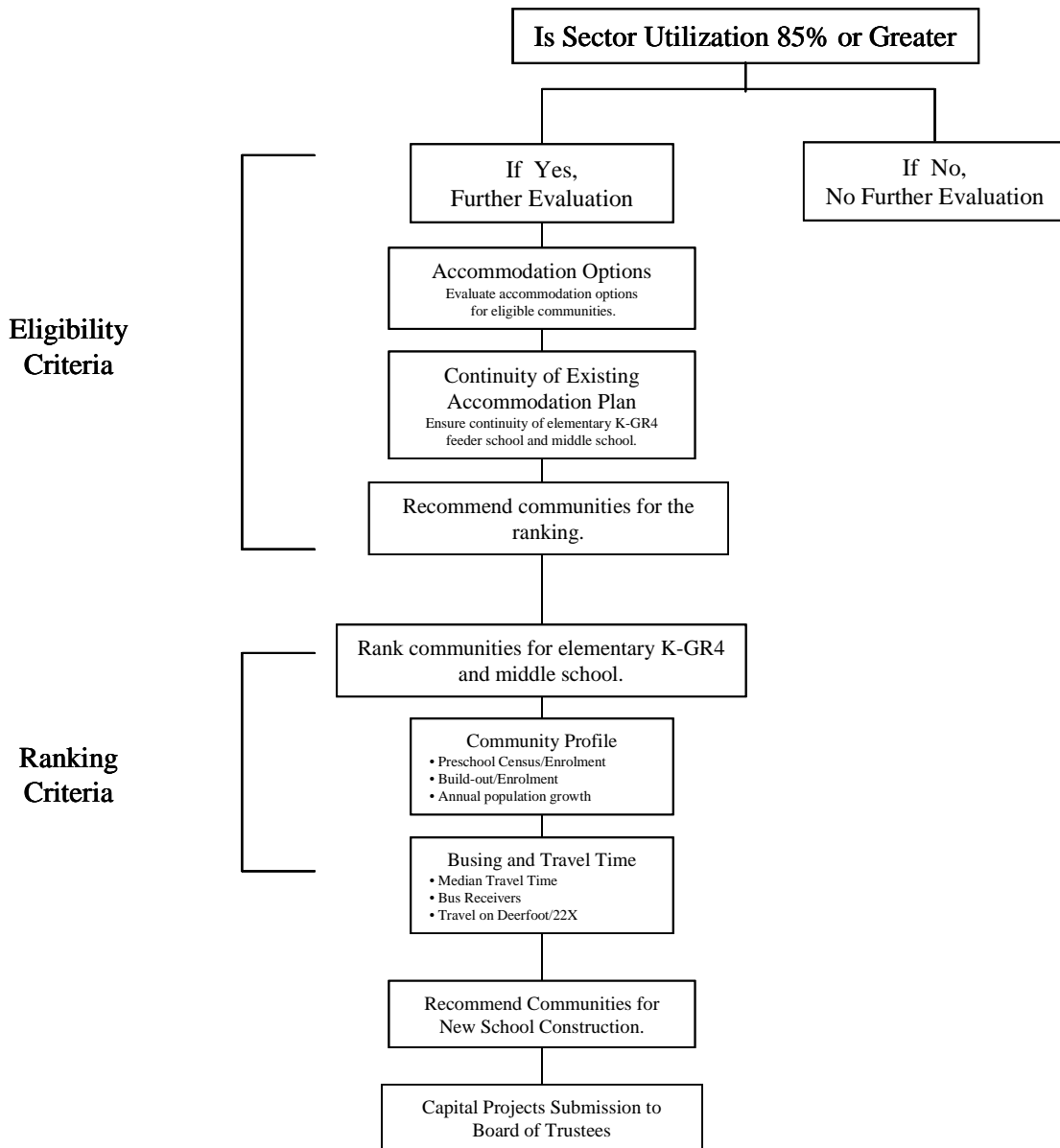
Busing, Safety and Travel Time

Point assignments occur for communities based on busing, safety and travel time assessment. Based on this information, three categories have been developed for ranking purposes and consist of median travel time, number of bus receivers and travel on high-speed corridors.

A flow chart summarizing the evaluation process for recommended new school construction follows:

Figure 2

School Capital Plan 2004-2007 New School Construction Evaluation Process



3.2 New School Construction Planning Criteria – Senior High Schools

The sector-based approach is used to evaluate projects for capital priorities. Sectors are consolidated for analysis of senior high school accommodation into larger groupings in accordance with transit availability, travel time standards and the new Area structure of the CBE. Alberta Infrastructure requires a system utilization rate based on enrolment of 85% in a sector for school jurisdictions to be eligible for approval of capital funding requests.

Sector groupings align with the Area structure and utilization rates for the evaluation of new senior high school construction projects are listed below and depicted on **Map 4**:

| Sector Utilization by Student Enrolment | | |
|---|----------|------------------------|
| High School Sectors | Sector | Group Utilization Rate |
| Area I | Sector 1 | 92% |
| | Sector 2 | |
| Area II | Sector 3 | 89% |
| | Sector 4 | |
| Area III | Sector 5 | 71% |
| Area IV | Sector 6 | 73% |
| | Sector 7 | |
| Area V | Sector 8 | 78% |
| | Sector 9 | |

Notes:

- Student enrolment as at September 30, 2003
- Capacity is at September 2003; includes Sir William Van Horne (Sector 1), Queen Elizabeth (Sector 3), Jack James (Sector 5), Melville Scott (Sector 6), Alternative (Sector 7), and Lord Shaughnessy(Sector 7)
- Capacity includes South Senior High School.

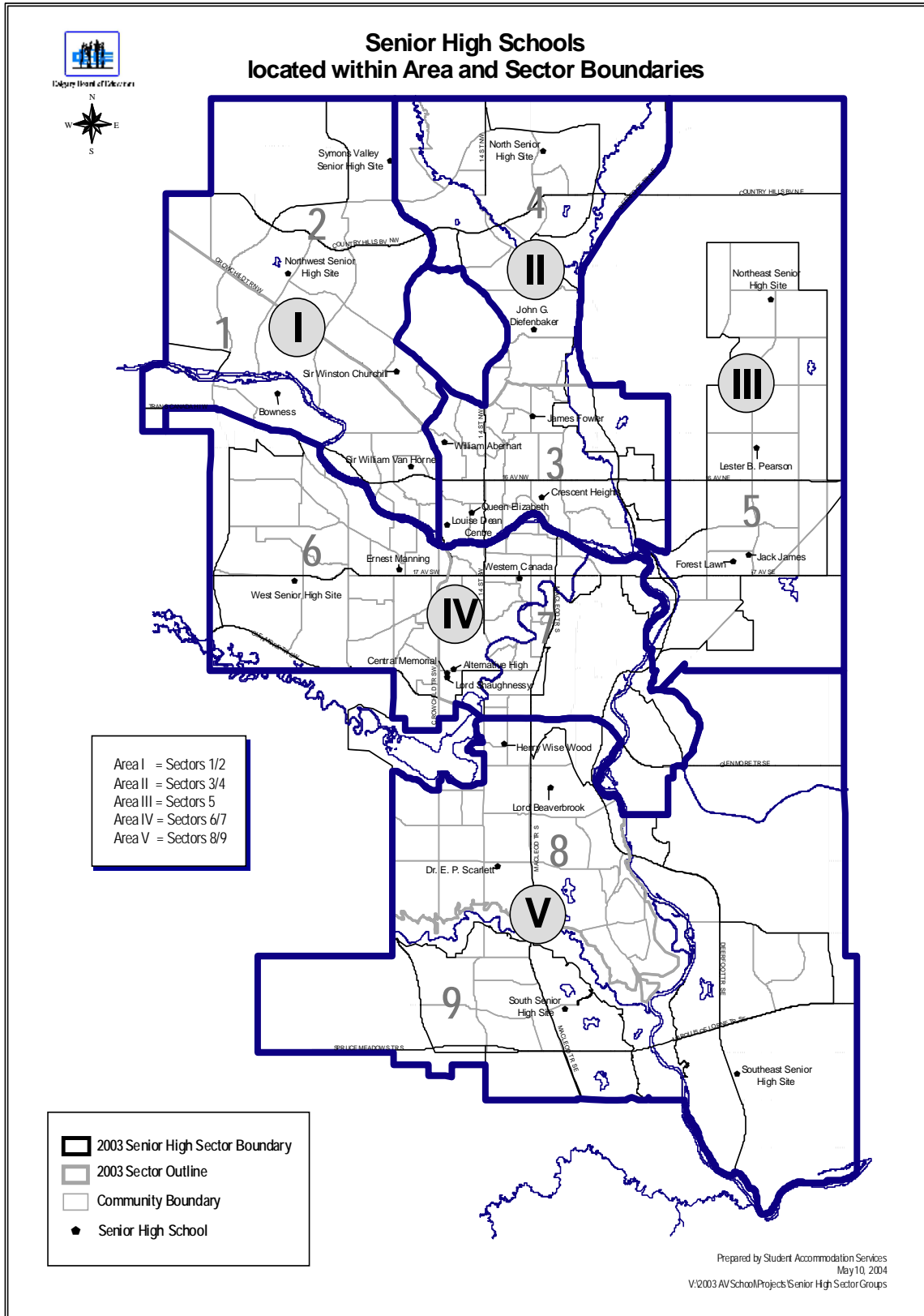
Sector groups that are eligible for further evaluation for capital projects have utilization rates of 85% or greater by enrolment. Eligibility is determined by:

$$\text{Sector Group Utilization Rate} = \frac{\text{Enrolled student population in a sector grouping}}{\text{Provincial capacity of schools in a sector grouping}}$$

The Calgary Board of Education has completed a Senior High School Study to evaluate short- and long-term accommodation planning needs. The Centennial High School is nearing completion and will open to occupancy for Grade 10 students for the 2004-2005 school year. The new high school will address capacity issues in the far south.

The Senior High School Study identifies the greatest demand at this time, based on enrolment pressures, is for senior high schools in the Northwest and North. The Northwest has the greatest pressure due to strong growth and only three high schools to serve Sectors 1 and 2. The North also has strong pressure in Sector 4; however, is served by one school in Sector 4 and four schools in Sector 3.

The CBE is in the process of relocating Chinook College from Viscount Bennett to five decentralized high school locations. This will result in reduction of facility capacities for high schools totalling 1,750 student spaces, or approximately 350 student spaces per senior high school location.



3.3 New School Construction Ranking – Kindergarten to Grade 9

A prioritized list of eligible communities that have been ranked for new school construction are listed below. This list consists of communities in Sectors 2, 5 and 9 with greater than 50 points. The developing communities eligible for ranking are listed in Appendix II.

Two or more communities in close proximity can be combined for the ranking of a middle school if only one site is available (e.g., Arbour Lake/Citadel, Shawnessy/Somerset). Some communities may not be ranked for a middle school if the students can be accommodated in a nearby community over the long term (e.g., Douglasdale/glen, Monterey Park). Some communities may not be ranked for a middle school if there is no site for a middle school, and if students cannot be combined with another community (e.g., Coral Springs, The Hamptons). In these cases, students will continue to be designated to bus receiver schools.

Communities ranked for elementary schools must have a site available and/or have a student population large enough to sustain an elementary school as per the ranking criteria.

| Middle School | Points |
|--------------------|--------|
| Shawnessy/Somerset | 115 |
| McKenzie Towne | 55 |

| Elementary | Points |
|----------------|--------|
| McKenzie Towne | 96 |
| Taradale | 91 |
| Arbour Lake | 73 |
| Bridlewood | 67 |
| Hamptons, The | 66 |
| Royal Oak | 61 |
| Rocky Ridge | 53 |

3.4 New School Construction – Senior High Schools

The Senior High School Study identified that the greatest demands, based on enrolment pressures, are in the Northwest (Area I) and North (Area II).

In terms of capital priorities for new senior high school construction, Area I and Area II are both in excess of the 85% utilization rate. In terms of overall ranking for a senior high school, Area I would have the greatest need due to an overall utilization rate, by enrolment, of 92%. In terms of where the students reside, the current utilization rate by residence for Area I is 118%. Students from Area I are also bussed to William Aberhart High School in Area II and William Aberhart has a utilization rate of 97% (September 2003). In terms of overall priorities, the Northwest Senior High would rank in the top six priorities for the CBE and would be a Year 1 project. The North Senior High is less of a priority than the Northwest Senior High and would rank as a Year 3 project for the CBE.

4.0 SCHOOL CAPITAL PLAN – 2004-2007 - SUMMARY

Based on Alberta Infrastructure guidelines, Alberta School Boards must review their needs for new space and substantiate their applications when applying for capital funding. The following items must be taken into consideration when submitting requests for new school construction in a Board's Capital Plan application:

- Consider all possible alternatives for delivering education programs and accommodating students;
- Identify and incorporate cost-efficiency initiatives in their capital applications to reduce school capital spending; and
- Prioritize projects for which funding is being requested based on enrolment pressures, preservation needs, etc., as identified through the three-year capital plan and ten-year facilities plan.

The applications for capital funding are:

- Approved by the Calgary Board of Education Trustees and submitted to Alberta Infrastructure;
- Reviewed by Alberta Infrastructure to ensure that projects fall within Provincial guidelines with respect to gross area, capacity and cost guidelines;
- Evaluated by Alberta Infrastructure against Provincial priorities and criteria; and
- Recommended by Alberta Infrastructure to the Learning Facilities Advisory Committee for decisions by the Ministers of Learning and Infrastructure.

Sections 4.0 through 7.0 identify the School Capital Plan 2004-2007. Section 4.0 provides a summary of recommended new school construction, modernization and portable/relocatable projects.

Section 5.0 through 7.0 provides a year-by-year detail of the recommended new school construction, modernization projects and portable/relocatable projects. Detailed budget and scope information for the School Capital Plan is provided in Appendix III and IV.

Section 8.0 provides a list of recommended projects for new school construction that are not supported by the Provincial government and must find alternative funding sources.

The combined ranking of new school construction priorities that are eligible for Provincial funding in the 2004-2007 period are:

- | | |
|------------------------------|--------------------------------------|
| 1. Shawnessy/Somerset Middle | 7. The Hamptons Elementary Expansion |
| 2. McKenzie Towne Elementary | 8. Royal Oak Elementary |
| 3. Taradale Elementary | 9. McKenzie Towne Middle |
| 4. Arbour Lake Elementary | 10. Rocky Ridge Elementary |
| 5. Bridlewood Elementary | 11. North Senior High |
| 6. Northwest Senior High | |

A summary of the School Capital Plan 2004-2007 is provided on the following two pages. The sections that follow this summary (Sections 5.0-7.0) describe the community and school profiles in order of priority. The key maps in the top right corner of the page depict the location of the community described. The darkest shade represents the location of the community for which the profile has been prepared. The light shaded areas represent all the new and developing communities in Calgary.

The following Table 1 and **Map 5** provides a summary of the new school construction projects recommended for funding over the next three years:

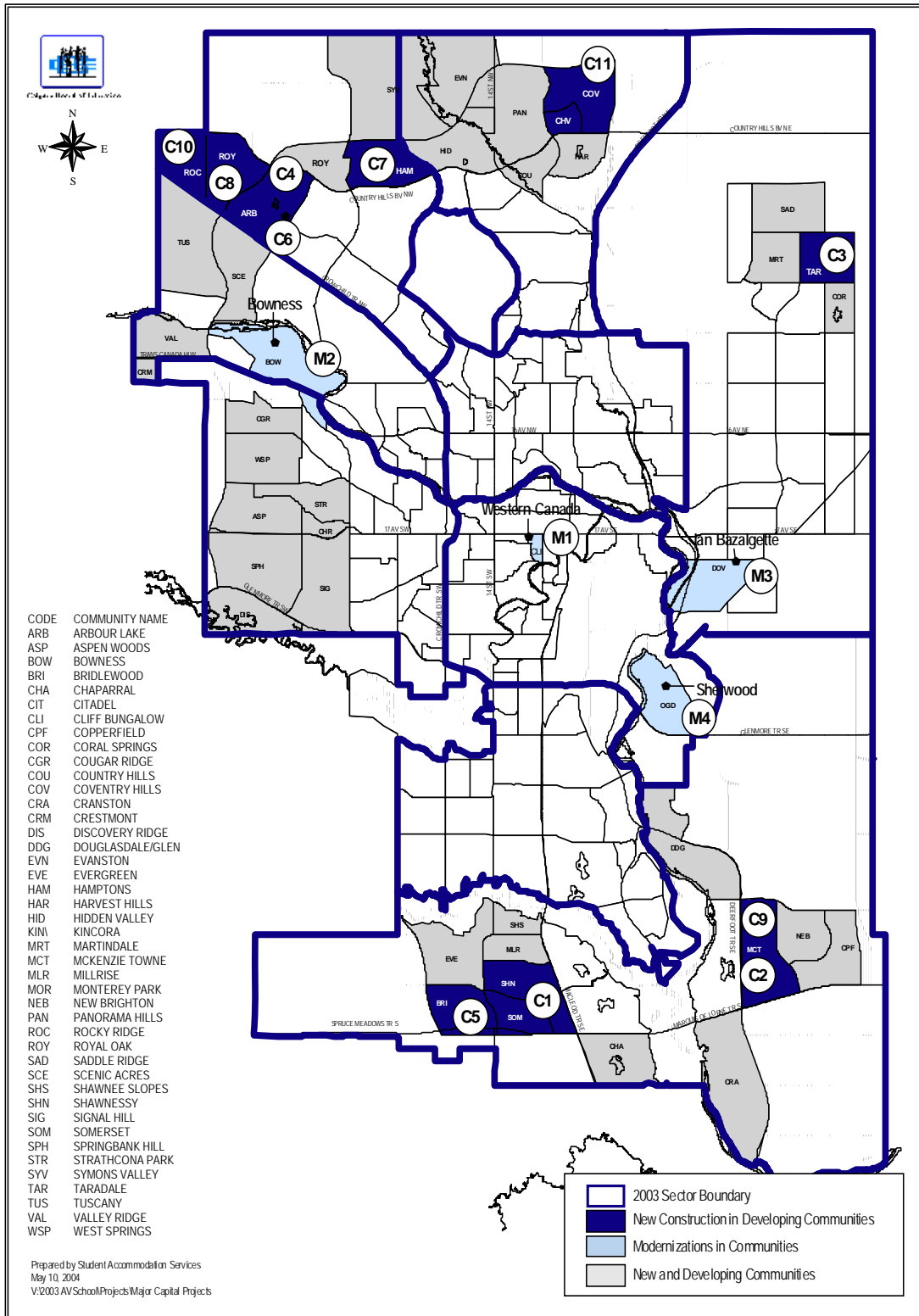
Table 1: School Capital Plan 2004-2007 - Summary

| Year 1 (2004-2005) | | |
|--|-----------|------------|
| Project Description | Grade | Cost(\$) |
| Expansion - New School Construction | | |
| C-1 Shawnessy/Somerset Middle | Gr. 5-9 | 12,000,000 |
| C-2 McKenzie Towne Elementary | Gr. K-4 | 7,100,000 |
| C-3 Taradale Elementary | Gr. K-6 | 6,400,000 |
| C-4 Arbour Lake Elementary | Gr. K-4 | 4,800,000 |
| C-5 Bridlewood Elementary | Gr. K-6 | 6,400,000 |
| C-6 Northwest Senior High | Gr. 10-12 | 24,200,000 |
| Expansion - Portable/Relocatables | | |
| 10 Portable/Relocatable Moves | | 360,000 |
| 20 Portable/Relocatable Demolitions/Replacements | | 2,400,000 |
| Preservation - School Modernization | | |
| M-1 Western Canada Senior High | Gr. 10-12 | 29,600,000 |
| M-2 Bowness Senior High | Gr. 10-12 | 15,000,000 |
| M-3 Ian Bazalgette Junior High, Phase 2 | Gr. 7-9 | 3,400,000 |
| Year 2 (2005-2006) | | |
| Project Description | Grade | Cost(\$) |
| Expansion - New School Construction | | |
| C-7 The Hamptons Elementary Expansion | Gr. K-6 | 4,800,000 |
| C-8 Royal Oak Elementary | Gr. K-6 | 6,000,000 |
| C-9 McKenzie Towne Middle | Gr. 5-9 | 10,300,000 |
| Expansion - Portable/Relocatables | | |
| 10 Portable/Relocatable Moves | | 360,000 |
| 20 Portable/Relocatable Demolitions/Replacements | | 2,400,000 |
| Preservation - School Modernization | | |
| M-4 Sherwood Community School | Gr. 5-9 | 6,700,000 |
| Year 3 (2006-2007) | | |
| Project Description | Grade | Cost(\$) |
| Expansion - New School Construction | | |
| C-10 Rocky Ridge Elementary | Gr. K-6 | 5,500,000 |
| C-11 North Senior High | Gr. 10-12 | 24,200,000 |
| Expansion - Portable/Relocatables | | |
| 10 Portable/Relocatable Moves | | 360,000 |
| 20 Portable/Relocatable Demolitions/Replacements | | 2,400,000 |

Note:

- All new construction projects are based upon 2001 Alberta Infrastructure support prices.
- All portable/relocatable projects and school modernization projects are based upon current support prices.

Major Capital Projects in New Construction and School Modernizations 2004-2007



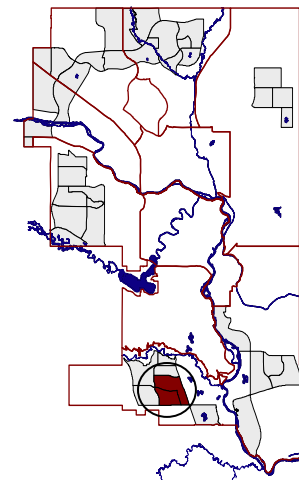
5.0 SCHOOL CAPITAL PLAN 2004-2005 - YEAR 1

5.1 New Construction

Priority 1 - Shawnessy/Somerset Middle School (Sector 9)

Community Profile

- The Shawnessy Community is situated in the south, west of Macleod Trail South and south of Shawnessy Boulevard.
- As of the April 2003 Census, the total number of occupied dwelling units in Shawnessy was 3,123 with a population of 9,383.
- The Shawnessy community is planned for an estimated 3,250 housing units with a population capacity of 9,300 to 10,300. The Shawnessy community has had an average annual population growth of 274 persons during the past three-year period and has completed approximately 96% of its development.
- The Somerset Community is situated south of the Shawnessy community and students will be accommodated in the proposed middle school. As of the April 2003 Census, the total number of occupied dwelling units in Somerset was 2,936 with a population of 8,021.
- The Somerset community is planned for an estimated 2,940 housing units with a population capacity of 8,200 to 9,000. The Somerset community has had an average annual population growth of 999 persons during the past three-year period and the community is virtually complete.



Enrolment Profile

- As of September 30, 2003, there were 477 Kindergarten to Grade 4 students, and 505 Grades 5-9 students residing in the Shawnessy community that attended CBE schools.
- As of September 30, 2003, there were 337 Kindergarten to Grade 4 students, and 241 Grades 5-9 students residing in the Somerset community that attended CBE schools.

Accommodation and Transportation

- There is one middle school site in Shawnessy located at 115 Shannon Drive S.W. that will accommodate both Shawnessy and Somerset communities. Somerset does not have a middle school site.
- Shawnessy students are currently bussed to Robert Warren Junior High, which is located in the Canyon Meadows community in Sector 8. Median travel time to Robert Warren is 23 minutes.
- Somerset students are currently bussed to Harold Panabaker Junior High, which is located in the Southwood community in Sector 8. Median travel time to Harold Panabaker is 27 minutes.

Accommodation Planning

- Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces.

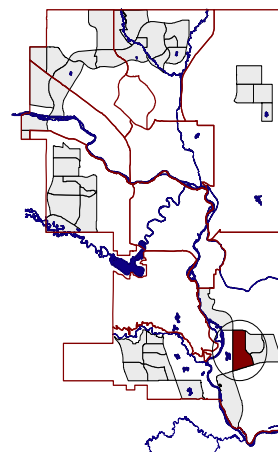
Recommendation

- Construct a 6,337 square metre core middle school, sized to support the relocatable expansion. Construct and attach 16 new relocatable units to be ready for the school's opening. The opening day capacity will be 900 student spaces.
- The total project cost is budgeted at \$12,000,000, including the construction of the new relocatable units, funding for CTS space, and a CTS equipment allowance of \$200,000. These figures are based upon 2001 support prices.

Priority 2 – McKenzie Towne Elementary School (Sector 9)

Community Profile

- The McKenzie Towne Community began development in 1994 and is located north of Marquis of Lorne Trail between Deerfoot Trail and 52 Street S.E.
- As of the April 2003 Census, the total number of occupied dwelling units was 2,120 with a population of 5,363.
- The community is planned for an estimated 6,290 housing units with a population capacity of 18,000 to 19,800.
- The community has had an average annual population growth of 1,066 persons during the past three-year period and has completed approximately 34% of its development.



Enrolment Profile

- As of the April 2003 Census, there were 310 public pre-school-aged children.
- As of September 30, 2003, there were 192 Kindergarten to Grade 4 students residing in the McKenzie Towne community that attended CBE schools.

Accommodation and Transportation

- There is one elementary site and one elementary/junior high site in McKenzie Towne.
- Elementary students are currently bussed to Acadia Elementary (K-4) and David Thompson Middle School (Grade 5-9), which are both located in the Acadia community in Sector 8.
- Median travel time to Acadia is 29 minutes. Median travel time to David Thompson is 33 minutes.

Accommodation Planning

- Construct a K-4 core elementary school for 450 students complete with space to support a relocatable addition of 200 students in 8 relocatables. The potential capacity of the school will be 650 students.
- Students will continue to be accommodated at David Thompson Middle School for Grades 5-9 until a middle school is built in McKenzie Towne.

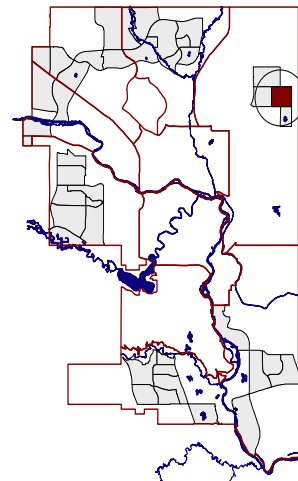
Recommendation

- Construct a 4,549 square metre K-4 core elementary school, sized to support the relocatable expansion. The opening day capacity will be 450 students.
- The total project cost is budgeted at \$7,100,000. These figures are based upon 2001 support prices.

Priority 3 – Taradale Elementary (Sector 5)

Community Profile

- The Taradale Community began development in 1984 and is located in the Northeast sector of the City, immediately east of Martindale, south of 80 Avenue N.E., and north of the community of Falconridge and Coral Springs.
- As of the April 2003 Census, the total number of occupied dwelling units was 1,742 with a population of 5,850.
- The community is planned for an estimated 4,070 housing units with a population capacity of 11,600 to 12,800.
- The community has had an average annual population growth of 1,194 persons during the past three-year period and has completed approximately 43% of its development.



Enrolment Profile

- As of the April 2003 Census, there were 382 public pre-school-aged children.
- As of September 30, 2003, there were 293 Kindergarten to Grade 4 students residing in the Taradale community that attended CBE schools.
- As of September 30, 2003, there were 377 Kindergarten to Grade 6 students residing in the Taradale community that attended CBE schools.

Accommodation and Transportation

- There is one elementary and one middle school site in Taradale.
- Students are currently bussed to Chris Akkerman Elementary located in the Marlborough community in Sector 5. Median travel time to Chris Akkerman is 21 minutes.

Accommodation Planning

- Construct a core elementary school for 400 students complete with space to support a relocatable addition of 200 students in 8 relocatables. The potential capacity of the school will be 600 student spaces.
- The school will initially accommodate students in Grades K-6. Junior high students will be accommodated at Terry Fox Junior High until a middle school is built in Taradale. The elementary school would then accommodate Grades K-4 and relocatables would be removed to adjust the capacity as necessary.

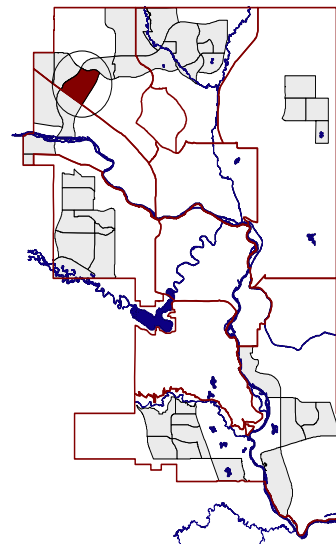
Recommendation

- Construct a 3,818 square metre K-6 core elementary school, sized to support the relocatable expansion. Construct and attach four new relocatable units to be ready for the school's opening. The opening day capacity will be 500 student spaces.
- The total project cost is budgeted at \$6,400,000. These figures are based upon 2001 support prices.

Priority 4 - Arbour Lake Elementary (Sector 2)

Community Profile

- The Arbour Lake Community began development in 1991 and is situated in the northwest, north of Crowchild Trail and west of Nose Hill Drive.
- As of the April 2003 Census, the total number of occupied dwelling units was 3,496 with a population of 9,968.
- The community is planned for an estimated 3,900 housing units with a population capacity of 11,000 to 12,300.
- The community has had an average annual population growth of 955 persons during the past three-year period and has completed approximately 90% of its development.



Enrolment Profile

- As of the April 2003 Census, there were 371 public pre-school-aged children.
- As of September 30, 2003, there were 310 Kindergarten to Grade 4 students residing in the Arbour Lake community that attended CBE schools.

Accommodation and Transportation

- There is one elementary site and a second site with two building envelopes for an elementary school and a middle school in Arbour Lake.
- Elementary students are currently bussed to Dalhousie Elementary which is located in the Dalhousie community within Sector 2. Median travel time to Dalhousie is 19 minutes.

Accommodation Planning

- Construct a K-4 core elementary school for 250 students complete with additional space to support a relocatable addition of 200 students in 8 relocatables. The potential capacity of the school will be 450 students.
- Elementary students in Arbour Lake will progress to a Middle School in Arbour Lake and a letter was received May 4, 2004, confirming project approval, including size and budget.

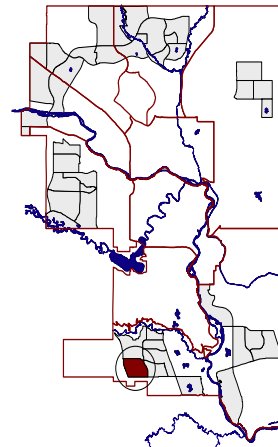
Recommendation

- Construct a 2,984 square metre K-4 core elementary school, sized to support the relocatable expansion. Construct and attach four new relocatable units to be ready for the school's opening. The opening day capacity will be 350 students.
- The total project cost is budgeted at \$5,100,000. These figures are based upon 2001 support prices.

Priority 5 - Bridlewood Elementary (Sector 9)

Community Profile

- The **Bridlewood Community** is situated in the south, north of Spruce Meadows Trail South and approximately 3 kilometres west of Macleod Trail South.
- As of the April 2003 Census, the total number of occupied dwelling units was 1,881 with a population of 5,442.
- The community is planned for an estimated 3,510 housing units with a population capacity of 10,000 to 11,000.
- The community has had an average annual population growth of 833 persons during the past three-year period and has completed approximately 54% of its development.



Enrolment Profile

- As of the April 2003 Census, there were 327 public pre-school-aged children.
- As of September 30, 2003, there were 176 Kindergarten to Grade 4 students residing in Bridlewood that attended CBE schools.
- As of September 30, 2003, there were 251 Kindergarten to Grade 6 students residing in the Bridlewood community that attended CBE schools.

Accommodation and Transportation

- There is one elementary and one middle school site in Bridlewood.
- Elementary students are currently bussed to Midnapore School, which is located in the Midnapore community in Sector 9. Median travel time to Midnapore is 22 minutes.

Accommodation Planning

- Construct a core elementary school for 400 students complete with additional space to support a relocatable addition of 200 students in 8 relocatables. The potential capacity of the school will be 600 students.
- The school will initially accommodate students in Grades K-6. Junior high students will continue to be accommodated at John Ware Junior High until a middle school is built in Bridlewood. The elementary school would then accommodate Grades K-4 and relocatables would be removed to adjust capacity as necessary.

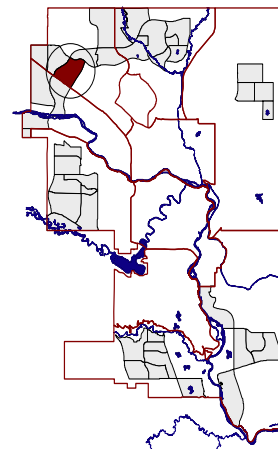
Recommendation

- Construct a 3,818 square metre K-6 core elementary school, sized to support the relocatable expansion. Construct and attach four new relocatable units to be ready for the school's opening. The opening day capacity will be 500 student spaces.
- The total project cost is budgeted at \$6,400,000. These figures are based upon 2001 support prices.

Priority 6 – Northwest Senior High (Sector 2)

Community Profile

- The Northwest Senior High School is intended to serve approximately 70,000 residents west of Nose Hill Drive in Sectors 1 and 2. The northwest is one of the fastest growing areas in the City and is forecasted to increase by 14,000 to 17,100 people over the next five years.
- Currently the northwest area has three senior high schools with Bowness and Sir William Van Horne (IOP) in Sector 1, and Sir Winston Churchill in Sector 2. Some of the new and developing communities have difficulty with transportation access to Bowness High School. A site has been dedicated in Arbour Lake for the new senior high school.



Enrolment Profile

- Sector 1 has 2,201 students by enrolment and a net capacity of 2,491 student spaces. Sector 2 has 1,966 students by enrolment and 2,015 student spaces. The combined total for Sectors 1 and 2 is 4,167 students by enrolment and 4,506 student spaces for a utilization rate of 92%.
- Bowness and Sir William Van Horne (Sir William Van Horne is designed for Integrated Occupational Programming and also accommodates the Juno Beach Academy of Canadian Studies) are located in Sector 1 and Sir Winston Churchill is located in Sector 2.
- Bowness has an enrolment of 1,361 students and a net capacity of 1,525 student spaces for a utilization rate of 89%.
- Sir William Van Horne has an enrolment of 741 students and a net capacity of 965 student spaces for a utilization rate of 77%.
- Sir Winston Churchill and has an enrolment of 1,966 students and a net capacity of 2,015 student spaces for a utilization rate of 98%.

Accommodation and Transportation

- The new and developing communities of Arbour Lake, Rocky Ridge, Royal Oak, Sherwood, Tuscany and Valley Ridge are designated to Bowness.
- The communities of Citadel, Ranchlands and The Hamptons are currently designated to William Aberhart, which is located in Sector 3. These communities should be accommodated in schools located in Sector 1 or Sector 2; however, there is not enough capacity in the Northwest to accommodate these communities.
- Continued strong enrolment growth in Sectors 1 and 2 continues to strengthen the need for a senior high school in the Arbour Lake community and the grouped sector utilization rate is 92%.

Accommodation Planning

- Construct a senior high school for 1,500, Grade 10-12 students on the Arbour Lake site.

Recommendation

- Construct a 13,824 square metre senior high school complete with seven 200 sq.m. CTS spaces.
- The total project cost is budgeted at \$24,200,000, including the CTS space and an allowance for CTS equipment in the amount of \$1,000,000. These figures are based upon 2001 support prices.

| | |
|--|---|
| 5.2 | Portables/Relocatables |
| <p>Growth Needs for Existing Schools – Movement of 10 Portable/Relocatable Units</p> <p>In order to respond to the space needs associated with enrolment growth and corresponding shifts in student population, the estimated cost of \$360,000 represents the cost of moving 10 portables/relocatables for the 2004-2005 school year.</p> <p>This budget is based solely on the funding identified as available by Alberta Infrastructure administration and has historically required Provincial funding to be supplemented by IMP in order to meet the Alberta Building Code upgrade requirements of authorities having jurisdiction.</p> <p>Demolition and Construction of Portables/Relocatables</p> <p>Approximately 35%, or 169 of the 484 units in the Calgary Board of Education relocatables unit inventory, were constructed over 25 years ago and have exceeded their design life expectancy. In addition, over 90% of the total units were constructed prior to 1997 and do not conform to the current 1997 edition of the Alberta Building Code. As a result, many units require significant upgrades and/or reconstruction when relocated that would cost more than 75% of the unit replacement value. Some units have fungal contamination and this concern has resulted in a replacement strategy using fungal resistant methods. Therefore, the CBE has requested a budget of \$2.4 million to construct 20 new units. The CBE has applied to the Province to demolish an equal number of units in accordance with Alberta Infrastructure guidelines.</p> | |
| 5.3 | Modernization for Existing Schools |
| <p>The Calgary Board of Education has selected existing schools for Modernization based on the facility’s ranking in the Alberta Infrastructure Provincial Facility Audit and in conjunction with the long-term viability and need for the facility as identified in the Capital Plan Criteria analysis and planning for the various sectors. Facilities that are identified will undergo major upgrades that include deferred maintenance, as well as educational program renovations to improve functionality. When warranted, facilities will be “right-sized” to better fit the longer term enrolment needs of the designated communities. These facilities will ultimately meet current educational specifications and building codes.</p> <p>Western Canada Senior High</p> <p>Western Canada is a senior high school located within Calgary’s beltline in the community of Cliff Bungalow. The school currently accommodates Grades 10-12 in Regular, French Immersion, and International Baccalaureate programs. “Western Canada High School is the top achieving high school in Alberta according to Maclean’s magazine. In Calgary, it is clearly a ‘school of choice’ and enrolment demand remains strong.”</p> <p>Students from central Calgary are accommodated in Western Canada, including the communities of Alyth/Bonnybrook, Bankview, Cliff Bungalow, Connaught, Elbow Park, Erlton, Inglewood, Mission, Mount Royal, Ogden, Ramsay, Rideau Park, Roxboro, Scarboro, Shaganappi, South Calgary, Sunalta, and Victoria Park. French Immersion students residing in central and south Calgary, as far south as the Shawnessy Community (south of Fish Creek) are currently accommodated at Western Canada.</p> | |

Modernization for Existing Schools *(continued)*

Effective September 2004, Grade 10 students in the French Immersion program residing south of Glenmore Trail (Area V), will be accommodated in Dr. E.P. Scarlett Senior High. Western Canada will be the French Immersion Centre for Area IV and all Grade 10 students in Area IV will be directed to Western Canada. The French Immersion program will be transitioned out of Central Memorial High, effective September 2004 and Grade 10's will be directed to Western Canada. Due to the central location of Western Canada, the school is expected to continue to be viable over the long term, accommodating a Regular, French Immersion, and the International Baccalaureate programs. Capacity at Western Canada is 2,180 and the utilization rate is 90%.

Western Canada High School has received 960 points in the Provincial Audit and is identified as a long-term viable school for Sector 7. Enrolments are stable and are expected to remain high in the long term. The existing Western Canada facility is 23,969 sq.m. and houses 2,040 students.

In 2001-2002, the Provincial Government approved an expenditure of \$100,000 to "commence with the detailed planning, sketch plans and submit independent cost estimates for review by Alberta Infrastructure, to determine final scope of work and total project cost." Following this study, Alberta Infrastructure requested that the CBE prepare a Business Case for this project. The Business Case supports the replacement of the Western Canada High School building with a smaller building of 15,578 gross square metres. The result would be an 1,800 student capacity, which is a net reduction of 240 student spaces. This replacement school project requires a budget of \$29.6 million. This project is essentially a replacement school; however, some existing building elements are retained. These include drama, band and gymnasium areas.

Bowness High School

Bowness is a senior high school located in the Bowness community and currently operates with a utilization of 89%. The school currently accommodates Grades 10-12 students from Bowness, Greenwood/Greenbriar, Montgomery and bussed students from Silver Springs, Scenic Acres, Tuscany, Arbour Lake, Rocky Ridge, Royal Oak, Sherwood and Valley Ridge. Tuscany, Arbour Lake, Rocky Ridge, Royal Oak and Valley Ridge are growing communities. Potential population and student generation from the new and developing communities of Tuscany, Arbour Lake, Rocky Ridge, Royal Oak and Sherwood may not be able to be accommodated in Bowness High School over the long term. A senior high school is planned in Arbour Lake. Some students from developing communities currently directed to attend Bowness will be redirected to the new high school.

This facility received 940 points in the Provincial Audit and is identified as a long-term viable school for Sector 1. Enrolments have been increasing and are expected to continue to increase until a new high school is built in the northwest. The project identified will remove the original wood frame building structure and fully modernize the remaining building infrastructure to meet current educational specifications. The modernized facility will be designed for a capacity of approximately 1,500 student spaces and 16,580 square metres. The total project cost is budgeted at \$15,000,000 including a CTS equipment allowance.

Ian Bazalgette Junior High, Phase 2

Ian Bazalgette is a junior high school located in the Dover community. The school currently accommodates Grades 7-9 from Dover, part of Forest Lawn and Southview. Junior high students from Erin Woods are currently bussed to Langevin School, which is located in the Bridgeland community. Erin Woods students will be designated to Ian Bazalgette, effective 2004.

This facility received 830 points in the Provincial Audit and is identified as a long-term viable school for Sector 5. Enrolments are stable and are expected to remain high in the long term.

The existing building was constructed in 1960 and added to in 1978. The facility is 7,509 sq.m. and has a Provincial capacity of 662 students. The overall project is comprised of two phases of work. This project is of high priority to the Calgary Board of Education, therefore, the first phase has been undertaken under the 2001-2002 Block Modernization Grant. This first phase of work cost \$3.2 million.

The remaining phase of work comprises this Capital Funding request. The phase of this work includes renovation of gym, change rooms, counselling area including exterior envelope, as well as a new kitchen and new mechanical and electrical systems. Further, it includes the renovation of the Library and demolition of a portion of the existing CTS spaces and construction of new CTS and Ancillary Spaces, as well as Mechanical and Electrical upgrades. The total project cost for this phase of work is estimated to be \$3.4 million including CTS equipment allowance and allowances for project phasing in an occupied building. The resulting building area would be approximately 6,900 square metres. Upon completion of all phases of work, Ian Bazalgette Junior High will be a fully modernized facility that would serve the community well into the future.

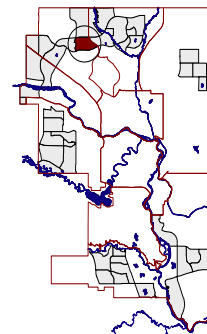
6.0 SCHOOL CAPITAL PLAN - 2005-2006 - YEAR 2

6.1 New Construction

Priority 1 - The Hamptons Elementary Expansion (Sector 2)

Community Profile

- The Hamptons Community began development in 1990 and is situated in the north, north of Country Hills Boulevard and west of Shaganappi Trail.
- As of the April 2003 Census, the total number of occupied dwelling units was 2,249 with a population of 7,594.
- The community is planned for an estimated 2,420 housing units with a population capacity of 6,900 to 7,700.
- The community has had an average annual population growth of 610 persons during the past three-year period and has completed approximately 93% of its development.



Enrolment Profile

- As of the April 2003 Census, there were 293 public pre-school-aged children.
- As of September 30, 2003, there were 421 Kindergarten to Grade 4 students residing in The Hamptons community that attended CBE schools.
- As of September 30, 2003, there were 610 Kindergarten to Grade 6 students residing in The Hamptons community that attended CBE schools.

Accommodation and Transportation

- Due to an innovative project between the Calgary Board of Education and Tirion Properties Ltd., a small school was opened in The Hamptons in September 1999 with a capacity of 150 for Kindergarten to Grade 3. The school is comprised of 6 classrooms and was expanded with 4 portables for a current capacity of 250 student spaces.
- Elementary students (Grades 4-6) are currently bussed to North Haven located in the North Haven Community in Sector 4. Median travel time to North Haven is 26 minutes.

Accommodation Planning

- Construct a 150 capacity addition to the existing school. The addition will provide spaces such as the library, gym, staff and administrative areas. Renovate existing school to provide for 10 classrooms (250 capacity). Provide for expansion potential of 100 students in 4 relocatables. The potential capacity of the school will accommodate 500 student spaces.
- Junior high students will be accommodated at Senator Patrick Burns or Tom Baines.

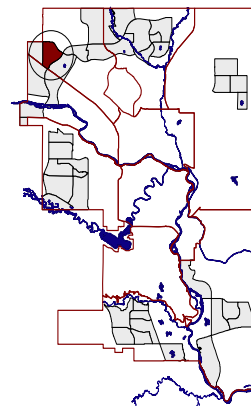
Recommendation

- Construct a 2,569 square metre, 150 capacity addition to the existing core elementary school, complete with 4 new relocatables for 100 students. Renovate the existing school to increase its capacity by 250 student spaces and become a K-6 core elementary school. The opening day capacity will be 500 student spaces.
- The total project cost is budgeted at \$4,800,000. These figures are based upon 2001 support prices.

Priority 2 - Royal Oak Elementary (Sector 2)

Community Profile

- The Royal Oak Community began development in 1985 and is situated in the northwest, north of Crowchild Trail and west of Stoney Trail.
- As of the April 2003 Census, the total number of occupied dwelling units was 816 with a population of 2,405.
- The community is planned for an estimated 3,990 housing units with a population capacity of 11,400 to 12,600.
- The community has had an average annual population growth of 671 persons during the past three-year period and has completed approximately 20% of its development.



Enrolment Profile

- As of the April 2003 Census, there were 139 public pre-school-aged children.
- As of September 30, 2003, there were 113 Kindergarten to Grade 4 students residing in Royal Oak that attended CBE schools.
- As of September 30, 2003, there were 155 Kindergarten to Grade 6 students residing in the Royal Oak community that attended CBE schools.

Accommodation and Transportation

- There is one elementary and one middle school site in Royal Oak.
- Elementary students are currently bussed to Belvedere Parkway Elementary School, which is located in the Bowness community in Sector 1. Median travel time to Belvedere Parkway is 25 minutes.

Accommodation Planning

- Construct a core elementary school for 400 students complete with space to support a relocatable addition of 200 students in 8 relocatables. The potential capacity of the school will be 600 students.
- The school will initially accommodate students in Grades K-6. Junior high students will continue to be accommodated at Montgomery Junior High until a middle school is built in Royal Oak to accommodate Royal Oak and Rocky Ridge. The elementary school would then accommodate Grades K-4 and relocatables would be removed to adjust capacity as necessary.

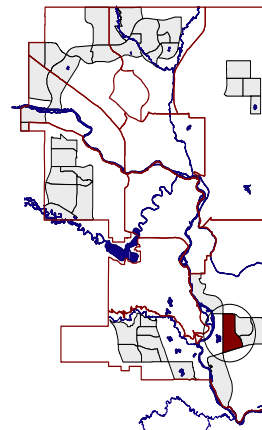
Recommendation

- Construct a 3,818 square metre K-6 core elementary school, sized to support the relocatable expansion. The opening day capacity will be 400 student spaces.
- The total project cost is budgeted at \$6,000,000. These figures are based upon 2001 support prices.

Priority 3 – McKenzie Towne Middle School (Sector 9)

Community Profile

- The McKenzie Towne Community began development in 1994 and is located north of Marquis of Lorne Trail between Deerfoot Trail and 52 Street S.E.
- As of the April 2003 Census, the total number of occupied dwelling units was 2,120 with a population of 5,363.
- The community is planned for an estimated 6,290 housing units with a population capacity of 18,000 to 19,800.
- The community has had an average annual population growth of 1,066 persons during the past three-year period and has completed approximately 34% of its development.



Enrolment Profile

- As of September 30, 2003, there were 192 Kindergarten to Grade 4 students residing in the McKenzie Towne community that attended CBE schools.
- As of September 30, 2003, there were 147 Grades 5-9 students residing in the McKenzie Towne community that attended CBE schools.

Accommodation and Transportation

- There is one elementary site and one elementary/junior high site in McKenzie Towne.
- McKenzie Towne students are currently bussed to David Thompson Middle School (Grade 5-9), which is located in the Acadia community in Sector 8.
- Median travel time to David Thompson is 35 minutes.

Accommodation Planning

- Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces.

Recommendation

- Construct a 6,337 square metre core middle school, sized to support the relocatable expansion. The opening day capacity will be 500 student spaces.
- The total project cost is budgeted at \$10,300,000, including the construction of the new relocatable units, funding for CTS space, and a CTS equipment allowance of \$200,000. These figures are based upon 2001 support prices.

6.2 Portables/Relocatables

Growth Needs for Existing Schools – Movement of 10 Portable/Relocatable Units

In order to respond to the space needs associated with enrolment growth and corresponding shifts in student population, the estimated cost of \$360,000 represents the cost of moving 10 portables/relocatables for the 2004-2005 school year.

This budget is based solely on the funding identified as available by Alberta Infrastructure administration and has historically required Provincial funding to be supplemented by IMP in order to meet the Alberta Building Code upgrade requirements of authorities having jurisdiction.

Demolition and Construction of Portables/Relocatables

Approximately 35%, or 169 of the 484 units in the Calgary Board of Education relocatables unit inventory, were constructed over 25 years ago and have exceeded their design life expectancy. In addition, over 90% of the total units were constructed prior to 1997 and do not conform to the current 1997 edition of the Alberta Building Code. As a result, many units require significant upgrades and/or reconstruction when relocated that would cost more than 75% of the unit replacement value. Some units have fungal contamination and this concern has resulted in a replacement strategy using fungal resistant methods. Therefore, the CBE has requested a budget of \$2.4 million to construct 20 new units. The CBE has applied to the Province to demolish an equal number of units in accordance with Alberta Infrastructure guidelines.

6.3 Modernization for Existing Schools

Sherwood Community School

Sherwood Community School is located in the Ogden community. The school currently accommodates Grade 5-9 from the community of Ogden. The provincial capacity of the school is 1,001 student spaces; however, the actual number of students the school can accommodate is about two-thirds of the Provincial capacity. The long-term plan for the school is to continue to be a middle school and accommodate the communities of Ogden and the additional community of Riverbend.

This facility received 580 points in the Provincial Audit, however, from an educational program perspective, significant renovation and reconfiguration is required. Sherwood Community School has been identified as a long-term viable school for Sector 7. Enrolments are stable and are expected to remain high in the long term.

The original building was constructed in 1956 and added to in 1958, 1965 and 1980. The facility is 8,205 sq.m. and has a Provincial capacity of 1,000 students. This type of expansion has lead to an inefficient spatial layout.

The project proposed will fully modernize the facility and enhance the teaching spaces. The total project cost is estimated to be \$6.7 million including CTS equipment allowance and allowances for project phasing in an occupied building.

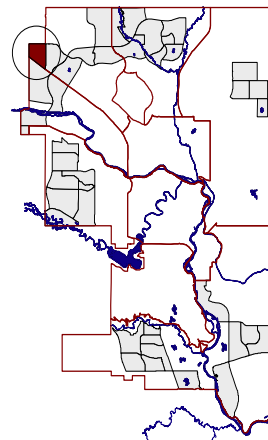
7.0 SCHOOL CAPITAL PLAN - 2006-2007 - YEAR 3

7.1 New Construction

Priority 1 – Rocky Ridge Elementary (Sector 2)

Community Profile

- The Rocky Ridge Community began development in 1989 and is situated in the northwest, north of Crowchild Trail and west of Rocky Ridge Road N.W.
- As of the April 2003 Census, the total number of occupied dwelling units was 1,437 with a population of 3,836.
- The community is planned for an estimated 3,000 housing units with a population capacity of 8,600 to 9,500.
- The community has had an average annual population growth of 664 persons during the past three-year period and has completed approximately 48% of its development.



Enrolment Profile

- As of the April 2003 Census, there were 195 public pre-school-aged children.
- As of September 30, 2003, there were 154 Kindergarten to Grade 4 students residing in Rocky Ridge that attended CBE schools.
- As of September 30, 2003, there were 194 Kindergarten to Grade 6 students residing in the Rocky Ridge community that attended CBE schools.

Accommodation and Transportation

- There is one elementary and one middle school site in Rocky Ridge.
- Elementary students are currently bussed to Belvedere Parkway Elementary School, which is located in the Bowness community in Sector 1. Median travel time to Belvedere Parkway is 18 minutes.

Accommodation Planning

- Construct a core elementary school for 350 students complete with space to support a relocatable addition of 200 students in 8 relocatables. The potential capacity of the school will be 550 students.
- The school will initially accommodate students in Grades K-6. Junior high students will continue to be accommodated at Montgomery Junior High until a middle school is built in Royal Oak to accommodate Grades 5-9 from Rocky Ridge. The elementary school would then accommodate Grades K-4 and relocatables would be removed to adjust capacity as necessary.

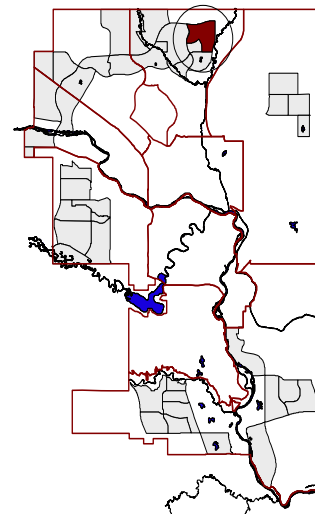
Recommendation

- Construct a 3,526 square metre K-6 core elementary school, sized to support the relocatable expansion. The opening day capacity will be 350 student spaces.
- The total project cost is budgeted at \$5,500,000. These figures are based upon 2001 support prices.

Priority 2 – North Senior High (Sector 4)

Community Profile

- The North Senior High School is intended to serve the residents of the developing and established communities north of Beddington Trail and Berkshire Boulevard in Sector 4. The north is one of the fastest growing areas in the City and is expected to increase by 14,300 to 17,500 people over the next five years.
- Currently, the north area is served by John G. Diefenbaker in Sector 4 and by James Fowler, Queen Elizabeth and Crescent Heights High Schools in Sector 3.
- A site is available in Coventry Hills for the new senior high school.



Enrolment Profile

- Sector 4 has 1,394 students by enrolment and a capacity of 1,300 student spaces. Sector 3 has 5,792 students by enrolment and 6,763 student spaces. The combined total for Sectors 4 and 3 is 7,186 students by enrolment and 8,063 students spaces for a utilization rate of 89%.
- John G. Diefenbaker is the only high school in Sector 4 and has an enrolment of 1,394 students and a utilization rate of 107%
- There are four senior high schools in Sector 3. Three schools accommodating developing communities from the north are James Fowler Senior High, with a utilization rate by enrolment of 82%; Queen Elizabeth Senior High, with a utilization rate by enrolment of 102%; and, Crescent Heights Senior High with a utilization rate by enrolment of 72%.

Accommodation and Transportation

- Panorama Hills and Harvest Hills are designated to John G. Diefenbaker Senior High in Sector 4.
- Evanston and Kincora are designated on a temporary basis to John G. Diefenbaker High.
- Country Hills North is designated to James Fowler in Sector 3. MacEwan Glen and Sandstone are designated to Queen Elizabeth Senior High in Sector 3.
- Hidden Valley and Coventry Hills are designated to Crescent Heights Senior High in Sector 3.
- Enrolment growth in Sectors 4 and 3 continues to increase pressure for a senior high school in the Coventry Hills community and the grouped sector utilization rate is 89%.

Accommodation Planning

- Construct a senior high school for 1,500 Grades 10-12 students.
- The high school will serve the needs of the residents of Coventry Hills, Panorama Hills, Harvest Hills, Country Hills and Hidden Valley, and other developing communities that can be accommodated.

Recommendation

- Construct a 13,824 square metre senior high school complete including seven 200 sq.m. in CTS spaces.
- The total project cost is budgeted at \$24,200,000, including the CTS space allowance and an allowance for CTS equipment in the amount of \$1,000,000. These figures are based upon 2001 support prices.

7.2 Portables/Relocatables

Growth Needs for Existing Schools – Movement of 10 Portable/Relocatable Units

In order to respond to the space needs associated with enrolment growth and corresponding shifts in student population, the estimated cost of \$360,000 represents the cost of moving 10 portables/relocatables for the 2006-2007 school year.

This budget is based solely on the funding identified as available by Alberta Infrastructure administration and has historically required provincial funding to be supplemented by IMP in order to meet the Alberta Building Code upgrade requirements of authorities having jurisdiction.

Demolition and Construction of Portables/Relocatables

Approximately 35%, or 169 of the 484 units in the Calgary Board of Education relocatables unit inventory, were constructed over 25 years ago and have exceeded their design life expectancy. In addition, over 90% of the total units were constructed prior to 1997 and do not conform to the current 1997 edition of the Alberta Building Code. As a result, many units require significant upgrades and/or reconstruction when relocated that would cost more than 75% of the unit replacement value. Some units have fungal contamination and this concern has resulted in a replacement strategy using fungal resistant methods. Therefore, the CBE requests a budget of \$2.4 million to construct 20 new units. Once constructed and placed, the CBE commits to demolishing an equal number of units in accordance with Alberta Infrastructure guidelines. The funding required for demolition is unit specific and will be identified at the time of demolition.

8.0 ALTERNATIVE FUNDING MODELS - ADDITIONAL CALGARY BOARD OF EDUCATION PRIORITIES

There are approximately 40 developing communities in Calgary within the outlying Sectors 1, 2, 4, 5, 6 and 9. There is ongoing pressure to build schools within many of these developing communities based on populations and an ever-increasing number of students in these communities. Due to the Provincial government requirement of 85% utilization by enrolment, only Sectors 2, 5 and 9 qualify for new school construction.

The sector utilization rate by residence is a stronger indicator of where new school construction pressures exist. In terms of utilization rate by residence for Kindergarten to Grade 9, Sectors 2, 4, 5 and 9 exceed the 85% utilization rate: Sector 2 (123%); Sector 4 (125%); Sector 5 (97%); and Sector 9 (195%). There is also pressure for new school construction in communities within Sectors 1 and 6, although the utilization rate for these sectors does not exceed 85%.

To address this situation the CBE must look to innovative measures to address new school construction in communities with strong growth and enrolment pressures that do not qualify for new school construction. A potential solution has been the pursuit of alternative funding models to construct new schools in Sectors 1, 4, and 6 that do not qualify for new school construction funding from the Provincial government. Although Sector 4 has a high utilization rate by residence (125%), it does not qualify based on utilization by enrolment (81%). This is due to students being bussed to underutilized schools in Sectors 2 and 3, which has been previously discussed in Section 2.2. Sector 1 is on the verge of qualifying for new school construction and its utilization rate has increased to 84%; just below the 85% utilization rate threshold.

The Provincial Financial Management Commission has identified P3s as a possible solution to some of Alberta's infrastructure problems. The Provincial government has defined Public Private Partnerships (P3s) as any cooperative venture that meets a public need based on contractual obligations between partners. The Board of Trustees has developed guidelines for approaching this funding model. At the August 26, 2003 Regular Meeting of the Board of Trustees, the Chief Superintendent was directed to invite expressions of interest from the community at large to construct new schools through the use of alternative funding models.

An Expression of Interest (EOI) was advertised with a deadline of January 12, 2004 and 18 submissions were received. The EOI identified two categories of projects – new school construction and modernization of schools. The EOI provided significant background information to clearly identify the opportunity presented, the partnership expectations, business objectives and roles and responsibilities of the proponents. The Expression of Interest identified two categories of projects, new schools and modernization of schools, with total values in the range of \$320 million.

A CBE Executive Steering Committee was assembled to review the submissions and create a short list of the most qualified proponents who would be invited for the Request for Proposal (RFP) phase. The RFP phase will provide the CBE with financial and partnering proposals to evaluate and select a partner(s) to undertake construction of new schools and modernization of existing schools. The preparation of a response to a RFP call will require a significant investment on the part of short listed proponents. To maintain the integrity of the process, a firm commitment from Alberta Infrastructure/Learning to support a partnership contract is being sought prior to initiating the RFP phase. A letter was sent February 2004 to Alberta Infrastructure/Learning to obtain this commitment.

New School Construction

The Expression of Interest identified communities where new schools are needed to achieve educational objectives and are not ranked on a point basis as the projects have been in Sections 4.0 to 7.0. Table 2 below summarizes the CBE recommended new school construction projects in sectors 1, 4 and 6 that do not qualify for new school construction from the Provincial government. As well, schools in other communities in qualifying sectors have been identified where continuity of programs can be achieved or where a presence in a community is needed. These projects will be pursued in order of priority for new school construction.

Table 2: New School Construction Projects – Expression of Interest

| Project Description | Grade |
|------------------------------|-------|
| 1. Coventry Hills Middle | 5-9 |
| 2. Panorama Hills Elementary | K-6 |
| 3. Springbank Hill Middle | 5-9 |
| 4. Tuscany Middle | 5-9 |
| 5. Saddle Ridge Elementary | K-6 |
| 6. Bridlewood Middle | 5-9 |
| 7. Cranston Elementary | K-6 |
| 8. West Springs Elementary | K-6 |

The recommended list of CBE new-school construction projects will be updated annually in the School Capital Plan submission and priorities may change based on project commitments and community profiles.

Modernization

The Expression of Interest identified potential modernization projects. Modernization projects that were identified included those identified in this school capital plan in Section 5.0–6.0 consisting of Western Canada Senior High, Ian Bazalgette Phase 2, Bowness Senior High and Sherwood Community School. Other projects considered consist of F.E. Osborne Junior High and Louis Riel Elementary/Junior High. Modernization projects recommended in this School Capital Plan (Section 5.0-6.0) would only be pursued if Provincial funding is not approved.

In addition to the schools identified, the Calgary Board of Education also identified significant shortfalls in deferred maintenance activity. The deferred maintenance ranges from simple refurbishment to major mechanical rebuilds which may give rise to further modernization projects.

Replacement Facilities

The Calgary Board of Education faces a number of critical challenges with respect to some of its older school buildings and sites that have potential to be considered for alternative funding models as replacement facilities. This potential will become clearer once the Provincial government releases its guidelines for P3 projects.

1. Alberta Park/David D. Oughton

The Calgary Board of Education is proceeding with a creative solution for a replacement facility for two schools in the east and is currently in discussions with a private sector partner. David D. Oughton and Albert Park Schools are 50 and 43 years old, respectively. While annual maintenance by the CBE has managed to keep the facility operational, limited budget dollars available for facility upgrades or major modernizations have resulted in significant backlogs of maintenance and building renewal costs at each of the schools. The condition of these two school facilities is considered to have an increasingly negative impact on the quality of the learning environment for the students.

The proposed solution is based on the enrolment of both schools being accommodated in one new facility. A new replacement school, including space for community needs, will be built to accommodate the K-4 students of David D. Oughton and Albert Park Schools. The new school would be developed on the same site as Sir Wilfrid Laurier Junior High. Sir Wilfrid Laurier School would be renovated to a Grades 5-9 middle school, and would accommodate the existing Sir Wilfrid Laurier School population, as well as David D. Oughton and Albert Park Schools' Grades 5-6 students in a campus like setting.

The funding and financing of the project will require that the Provincial government approach this project differently, and be innovative in its thinking and methods. David D. Oughton and Albert Park would remain open and functional for the period of time it would take to complete the new construction and renovations. At the time of completion, the David D. Oughton and Albert Park sites would be disposed of and the proceeds used to repay the interim financing and costs of the new school.

2. Elboya School

Elboya School has been identified as requiring significant modernization to meet program requirements, as well as requiring right-sizing to better reflect the size of the community. A request by the community to build a replacement gym or renovate two existing gyms into one has prompted CBE administration to examine the long-term viability of the school.

The Elboya School scored only 330 on the Provincial Facility Audit, which is not reflective of the actual condition of the facility. A detailed evaluation of the facility, including hazardous materials evaluation, building code upgrades, etc., has estimated that the project value for modernization exceeds the value of replacing the facility. In addition, the gym facilities in the building have been identified as inappropriate to deliver the required curriculum. Based on the low Provincial facility score, the CBE is reviewing alternative funding schemes in order to undertake this project outside the normal Capital Plan process. A Business Plan has been prepared and sent to Alberta Infrastructure.

Replacement of Elboya School, however, is aligned with the strategic goals articulated by Alberta Infrastructure, Alberta Learning and the Calgary Board of Education. The project being considered is a 500 capacity K-9 facility on the current Elboya site that will include a gym and program spaces large enough to accommodate future curriculum delivery needs. The vision for the school is to construct a replacement school on the current site and allow the existing facility to function until the new school is ready for occupancy. The project is in the concept development stage; however, the CBE will be seeking the support and flexibility of the Provincial government at the appropriate time.

Piitoayis Family School – Special Project Planning

Piitoayis Family School is a unique program of education within the Calgary Board of Education and is open to any student across the city who is interested in an Aboriginal based education. The school is temporarily located within Valley View Elementary in Area III. The Piitoayis Family School currently accommodates Grades 1 to Grade 6 and will expand to include Kindergarten for the 2004-2005 school year. The long-term plan is to expand to include Grade 7, 8 and 9.

The Calgary Board of Education's goals to advance student learning, to meet changing student needs through program renewal and to nurture inner pride are clearly supported through the initiation of the Piitoayis Family School. Administrative Regulation 3,079, Aboriginal Education outlines the importance of improving the success rate of Aboriginal students and increasing the

understanding and acceptance of Aboriginal cultures for all students. The Learning Commission specifically recommended that parents should be able to access a variety of educational settings for Aboriginal students including separate settings where both parents and students may learn in a facility dedicated to the Aboriginal culture and history.

Piitoayis Family School had 106 students for the 2002/03 school year and increased to 161 students for the 2003/04 school year, a growth rate of approximately 50%. Projections for the 2004/05 school year are for an enrolment of approximately 210 students. A parent survey has been conducted on the satisfaction of the Piitoayis Family School. All parents were either very satisfied or satisfied with the program.

Piitoayis Family School cannot remain at its current location within Valley View Elementary. The space used at Valley View Elementary School for Piitoayis Family School is already overcrowded and would not accommodate increased enrolment. The projected enrolment for a K-9 Aboriginal program is 400 students by 2008, given the appropriate facility in which to expand.

The Calgary Board of Education is committed to building a new facility for the Piitoayis Family School and is currently exploring alternatives for a long-term location. Project planning is currently being undertaken to develop a scope for the project, funding sources and a location. The expansion of Piitoayis Family School to include Kindergarten and Grades 7 to 9 requires a facility that meets the academic requirements of an Alberta elementary/junior high school and provides for Aboriginal and community, cultural and historic programming. The K to grade 9 Aboriginal school would continue to provide the Alberta curriculum within the context of an Aboriginal perspective.

9.0 APPENDICES

Table 1: Sector Utilization Rates by Enrolment – Elementary/Junior High

| Elementary/Junior High Students by Enrolment and Accommodation Sector 2003-2004 | | | |
|---|----------------------------|----------------------------|---------------|
| | Elementary/Junior Students | Elementary/Junior Capacity | Utilization |
| Sector 1 | 5,876 | 7,033 | 83.55% |
| Sector 2 | 5,764 | 6,297 | 91.54% |
| Sector 3 | 9,516 | 13,548 | 70.24% |
| Sector 4 | 4,938 | 6,071 | 81.34% |
| Sector 5 | 16,509 | 19,002 | 86.88% |
| Sector 6 | 5,907 | 8,195 | 72.08% |
| Sector 7 | 5,409 | 8,350 | 64.78% |
| Sector 8 | 13,365 | 18,421 | 72.55% |
| Sector 9 | 3,807 | 4,073 | 93.47% |
| Total | 71,091 | 90,990 | 78.13% |

Notes:

- Students by enrolment is based on ArcView data as at September 30, 2003 (K@FTE to Grade 9)
- Capacity as per Alberta Infrastructure's ACU Report dated March 26, 2003

Table 2: Sector Utilization Rates by Enrolment - Senior High

| Senior High Students by Enrolment and Accommodation Sector 2003-2004 | | | | |
|--|--------------|----------------------|----------------------|---------------|
| | | Senior High Students | Senior High Capacity | Utilization |
| | Sector 1 | 2,201 | 2,491 | 88.36% |
| | Sector 2 | 1,966 | 2,015 | 97.57% |
| Area 1 Total | | 4,167 | 4,506 | 92.48% |
| | Sector 3 | 5,792 | 6,763 | 85.64% |
| | Sector 4 | 1,394 | 1,300 | 107.23% |
| Area 2 Total | | 7,186 | 8,063 | 89.12% |
| Area 3 Total | Sector 5 | 3,429 | 4,841 | 70.83% |
| | | 3,429 | 4,841 | 70.83% |
| | Sector 6 | 1,072 | 1,973 | 54.33% |
| | Sector 7 | 4,087 | 5,115 | 79.90% |
| Area 4 Total | | 5,159 | 7,088 | 72.78% |
| | Sector 8 | 5,971 | 6,121 | 97.55% |
| | Sector 9 | 0 | 1,500 | 0.00% |
| Area 5 Total | | 5,971 | 7,621 | 78.35% |
| | Total | 25,912 | 32,119 | 80.67% |

Notes:

- Students by enrolment is based on ArcView data as at September 30, 2003
- Capacity is based on Alberta Infrastructure's Area, Capacity and Utilization Report

Table 3: Sector Utilization Rates by Residence - Elementary/Junior High

| Elementary/Junior High Students by Residence and Accommodation Sector 2003-2004 | | | |
|--|-----------------------------------|-----------------------------------|--------------------|
| | Elementary/Junior Students | Elementary/Junior Capacity | Utilization |
| Sector 1 | 5,094 | 7,033 | 72.43% |
| Sector 2 | 7,730 | 6,297 | 122.76% |
| Sector 3 | 4,224 | 13,548 | 31.18% |
| Sector 4 | 7,565 | 6,071 | 124.61% |
| Sector 5 | 18,376 | 19,002 | 96.71% |
| Sector 6 | 5,974 | 8,195 | 72.90% |
| Sector 7 | 5,052 | 8,350 | 60.50% |
| Sector 8 | 9,906 | 18,421 | 53.78% |
| Sector 9 | 7,931 | 4,073 | 194.72% |
| Total | 71,852 | 90,990 | 78.97% |

Notes:

- Students by enrolment is based on ArcView data as at September 30, 2003 (K@FTE to Grade 9)
- Capacity as per Alberta Infrastructure's ACU Report dated March 26, 2003



Calgary Board of Education

New School Construction Capital Plan Criteria Developing Communities Eligibility

| Community | Eligibility for Ranking | | | Comments Related to Eligibility |
|-----------------------------|-------------------------|-------|--------|---|
| | Sector | K-GR4 | GR 5-9 | |
| Coral Springs | 2 | Y | N | No middle school site |
| Aspen Woods | 6 | N | N | Sector utilization under 85% |
| Bridlewood | 9 | Y | Y | |
| Chaparral | 9 | N | Y | Core K-GR4 approved |
| Citadel | 2 | N | N | Core K-GR4 approved -- GR 5-9 can be accommodated in Arbour Lake |
| Copperfield | 9 | Y | Y | |
| Coral Springs | 5 | Y | N | No middle school site |
| Cougar Ridge | 6 | N | N | Sector utilization under 85% |
| Country Hills | 4 | N | N | Sector utilization under 85% |
| Coventry Hills | 4 | N | N | Core K-GR4 approved. Sector utilization under 85%. |
| Cranston | 9 | Y | Y | |
| Crestmont | 1 | N | N | Sector utilization under 85% |
| Discovery Ridge | 6 | N | N | Sector utilization under 85% |
| Douglasdale/glen | 9 | N | N | Core K-GR4 approved. Grades 5-9 can be accommodated in an adjacent community. |
| Evanston | 4 | N | N | Sector utilization under 85% |
| Evergreen/Evergreen Estates | 9 | Y | Y | |
| Hamptons | 2 | Y | N | No middle school site |
| Harvest Hills | 4 | N | N | Sector utilization under 85% |
| Hidden Valley | 4 | N | N | Core elementary and middle school built |
| Kincora | 4 | N | N | Sector utilization under 85% |
| Martindale | 5 | N | N | Core elementary built. Junior high approved. |
| McKenzie Lake | 9 | N | N | Existing core elementary. Middle school approved. |
| McKenzie Towne | 9 | Y | Y | |
| Millrise | 9 | Y | N | No middle school site |
| Monterey Park | 5 | N | N | Core K-6 built. Grades 7-9 can be accommodated in an adjacent community. |
| New Brighton | 9 | Y | Y | |
| Panorama Hills | 4 | N | N | Sector utilization under 85% |
| Rocky Ridge | 2 | Y | N | Grade 5-9 can be accommodated in Royal Oak. |
| Royal Oak | 2 | Y | Y | |
| Saddle Ridge | 5 | Y | Y | |
| Scenic Acres | 1 | N | N | Sector utilization under 85% |
| Shawnee Slopes | 9 | N | N | No elementary or middle school site |
| Shawnessy | 9 | N | Y | Existing Core Elementary |
| Signal Hill-Richmond Hill | 6 | N | N | Core K-GR 6 approved. Sector utilization under 85% |
| Somerset | 9 | N | Y | Core K-4 built |
| Springbank Hill | 6 | N | N | Sector utilization under 85% |
| Taradale | 5 | Y | Y | |
| Tuscany | 1 | N | N | Core K-GR 6 approved. Sector utilization under 85% |
| Valley Ridge | 1 | N | N | Sector utilization under 85% |
| West Springs | 6 | N | N | Sector utilization under 85% |

Schedule I: Capital Projects Submission 2004-2007

| Year 1 (2004-2005) | | | | | | | | | |
|--------------------|--|--------|--------------------------|----------|-------------|----------|-------------|-------|------------------------|
| Priority | Project Description | Sector | Grades Served (Up To) | Existing | | Proposed | | Total | Estimated Project Cost |
| | New School Construction | | | Core | Relocatable | Core | Relocatable | | |
| 1 | Shawnessy/Somerset Middle School | 9 | 5-9 | | | 500 | 400 | 900 | \$12,000,000 |
| 2 | McKenzie Towne Elementary | 9 | K-4 | | | 450 | | 450 | \$7,100,000 |
| 3 | Taradale Elementary | 5 | K-6 | | | 400 | 100 | 500 | \$6,400,000 |
| 4 | Arbour Lake Elementary | 2 | K-4 | | | 250 | 100 | 350 | \$5,100,000 |
| 5 | Bridlewood Elementary | 9 | K-6 | | | 400 | 100 | 500 | \$6,400,000 |
| 6 | Northwest Senior High | 2 | 10-12 | | | 1,500 | | 1,500 | \$24,200,000 |
| | Sub-Total | | | | | | | | \$61,200,000 |
| | Portable/Relocatables | | | | | | | | |
| | 10 Portable/Relocatable Moves | | | | | | | | \$360,000 |
| | 20 Portable/Relocatable Demolitions/Replacements | | | | | | | | \$2,400,000 |
| | Sub-Total | | | | | | | | \$2,760,000 |
| | School Modernization | | | | | | | | |
| 1 | Western Canada Senior High | 7 | 10-12 | | | | | | \$29,600,000 |
| 2 | Bowness Senior High | 1 | 10-12 | | | | | | \$15,000,000 |
| 3 | Ian Bazalgette Junior High, Phase 2 | 5 | 7-9 | | | | | | \$3,400,000 |
| | Sub-Total | | | | | | | | \$48,000,000 |
| | TOTAL | | | | | | | | \$111,960,000 |

Schedule II: Capital Projects Submission 2004-2007

| Year 2 (2005-2006) | | | | | | | | | |
|--------------------|---|--------|--------------------------|----------|-------------|----------|-------------|-------|------------------------|
| Priority | Project Description | Sector | Grades Served (Up To) | Existing | | Proposed | | Total | Estimated Project Cost |
| | New Construction | | | Core | Relocatable | Core | Relocatable | | |
| 1 | The Hamptons Elementary Expansion - <i>Note 1</i> | 2 | K-6 | 250 | | 150 | 100 | 500 | \$4,800,000 |
| 2 | Royal Oak Elementary | 2 | K-6 | | | 400 | | 400 | \$6,000,000 |
| 3 | McKenzie Towne Middle School | 9 | 5-9 | | | 500 | | 500 | \$10,300,000 |
| | Sub-Total | | | | | | | | \$21,100,000 |
| | Portable/Relocatables | | | | | | | | |
| | 10 Portable/Relocatable Moves | | | | | | | | \$360,000 |
| | 20 Portable/Relocatable Demolitions/Replacements | | | | | | | | \$2,400,000 |
| | Sub-Total | | | | | | | | \$2,760,000 |
| | School Modernization | | | | | | | | |
| 1 | Sherwood School | 7 | 5-9 | | | | | | \$6,700,000 |
| | Sub-Total | | | | | | | | \$6,700,000 |
| | TOTAL | | | | | | | | \$30,560,000 |

Note 1: Construct a 150 capacity addition to existing school. Renovate existing school to provide for 10 classrooms (250 capacity).

Schedule III: Capital Projects Submission 2004-2007

| Year 3 (2006-2007) | | | | | | | | | |
|--------------------|--|--------|---------------|----------|-------------|----------|-------------|-------|------------------------|
| Priority | Project Description | | Grades Served | Existing | | Proposed | | Total | Estimated Project Cost |
| | New Construction | Sector | (Up To) | Core | Relocatable | Core | Relocatable | | |
| 1 | Rocky Ridge Elementary | 2 | K-6 | | | 350 | | 350 | \$5,500,000 |
| 2 | North Senior High | 4 | 10-12 | | | 1,500 | | 1,500 | \$24,200,000 |
| | Sub-Total | | | | | | | | \$29,700,000 |
| | | | | | | | | | |
| | Portable/Relocatables | | | | | | | | |
| | 10 Portable/Relocatable Moves | | | | | | | | \$360,000 |
| | 20 Portable/Relocatable Demolitions/Replacements | | | | | | | | \$2,400,000 |
| | Sub-Total | | | | | | | | \$2,760,000 |
| | TOTAL | | | | | | | | \$32,460,000 |

- **Modular School** (formerly known as a mini-school): Comprised of relocatable units to accommodate between 150-255 Kindergarten to Grade 3 students when sited as a stand-alone facility. The gymnasium and library spaces are not adequate for students beyond Grade 3.
- **Small Core School:** A small elementary core school building with core/supportive facilities (gymnasium, library) and classroom facilities to accommodate approximately 250 students.
- **Core School:** An elementary core school building with core/supportive facilities (gymnasium, library) to accommodate approximately 625 students.
- All new construction projects are based upon 2001 Alberta Infrastructure support prices.
- All portable/relocatable projects and school modernization projects are based upon current support prices.

Schedule 1

Calgary Board of Education
Capital Project Submission
Estimated Project Costs - Detail

| YEAR 1 | | | |
|--|------------|-----------------|----------------------|
| Priority 1 - Shawnessy/Somerset Middle School | | | |
| Alberta Infrastructure Total Bldg Area for 900 Gr. 5-9 | | | 7537 sq.m. |
| CTS Area | 2 spaces | 200 sq.m. | 400 sq.m. |
| Total Building Area | | | 7937 sq.m. |
| Relocatables - 16 new units | 16 units | 100 sq.m. | 1600 sq.m. |
| Total Core Built Area | | | 6337 sq.m. |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,300 /sq.m. | \$ 8,238,100 |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 905 /sq.m. | \$ 1,448,000 |
| | | | <u>\$ 9,686,100</u> |
| Consultant Fee as shown | | 8.37% | \$ 810,727 |
| Project Expenses | | 2% | \$ 193,722 |
| CTS Equipment Allowance | \$ 100,000 | 2 | \$ 200,000 |
| Furniture & Equipment | | 9% | \$ 871,749 |
| | | | <u>\$ 11,762,298</u> |
| Non-refundable GST | | 2.24% | \$ 263,475 |
| | | | <u>\$ 12,025,773</u> |

| Priority 2 - McKenzie Towne Elementary School | | | |
|--|---------|-----------------|---------------------|
| Alberta Infrastructure Total Bldg Area for 650 Gr. K-6 | | | 5349 sq.m. |
| Relocatables - 8 units - Future | 8 units | 100 sq.m. | 800 sq.m. |
| Total Core Built Area | | | 4549 sq.m. |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,285 /sq.m. | \$ 5,845,465 |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 940 /sq.m. | \$ 5,845,465 |
| | | | <u>\$ 5,845,465</u> |
| Consultant Fee as shown | | 7.75% | \$ 453,024 |
| Project Expenses | | 2% | \$ 116,909 |
| Furniture & Equipment | | 9% | \$ 526,092 |
| | | | <u>\$ 6,941,490</u> |
| Non-refundable GST | | 2.24% | \$ 155,489 |
| | | | <u>\$ 7,096,979</u> |

| Priority 3 - Taradale Elementary School | | | |
|--|---------|-----------------|---------------------|
| Alberta Infrastructure Total Bldg Area for 600 Gr. K-6 | | | 4618 sq.m. |
| Relocatables - 4 new units - Current | 4 units | 100 sq.m. | 400 sq.m. |
| Relocatables - 4 units - Future | 4 units | 100 sq.m. | 400 sq.m. |
| Total Core Built Area | | | 3818 sq.m. |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,285 /sq.m. | \$ 4,906,130 |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 940 /sq.m. | \$ 376,000 |
| | | | <u>\$ 5,282,130</u> |
| Consultant Fee as shown | | 7.75% | \$ 409,365 |
| Project Expenses | | 2% | \$ 105,643 |
| Furniture & Equipment | | 9% | \$ 475,392 |
| | | | <u>\$ 6,272,529</u> |
| Non-refundable GST | | 2.24% | \$ 140,505 |
| | | | <u>\$ 6,413,034</u> |

Calgary Board of Education
Capital Project Submission
Estimated Project Costs – Detail

| Priority 4 - Arbour Lake Elementary School | | | |
|--|-----------------|-----------|---------------------|
| Alberta Infrastructure Total Bldg Area for 450 Gr. K-6 | | | 3784 sq.m. |
| Relocatables - 4 new units - Current | 4 units | 100 sq.m. | 400 sq.m. |
| Relocatables - 4 new units - Future | 4 units | 100 sq.m. | 400 sq.m. |
| <i>Total Core Built Area</i> | | | <i>2984 sq.m.</i> |
| Alberta Infrastructure base funding \$/sq. m. | \$ 1,285 /sq.m. | | \$ 3,834,440 |
| Alberta Infrastructure base funding \$/sq. m. | \$ 940 /sq.m. | | \$ 376,000 |
| | | | <u>\$ 4,210,440</u> |
| Consultant Fee as shown | 8.15% | | \$ 343,151 |
| Project Expenses | 2% | | \$ 84,209 |
| Furniture & Equipment | 9% | | \$ 378,940 |
| | | | <u>\$ 5,016,739</u> |
| Non-refundable GST | 2.24% | | \$ 112,375 |
| Total Project Cost | | | \$ 5,129,114 |

| Priority 5 - Bridlewood Elementary School | | | |
|--|-----------------|-----------|---------------------|
| Alberta Infrastructure Total Bldg Area for 600 Gr. K-6 | | | 4618 sq.m. |
| Relocatables - 4 new units - Current | 4 units | 100 sq.m. | 400 sq.m. |
| Relocatables - 4 units - Future | 4 units | 100 sq.m. | 400 sq.m. |
| <i>Total Core Built Area</i> | | | <i>3818 sq.m.</i> |
| Alberta Infrastructure base funding \$/sq. m. | \$ 1,285 /sq.m. | | \$ 4,906,130 |
| Alberta Infrastructure base funding \$/sq. m. | \$ 940 /sq.m. | | \$ 376,000 |
| | | | <u>\$ 5,282,130</u> |
| Consultant Fee as shown | 7.75% | | \$ 409,365 |
| Project Expenses | 2% | | \$ 105,643 |
| Furniture & Equipment | 9% | | \$ 475,392 |
| | | | <u>\$ 6,272,529</u> |
| Non-refundable GST | 2.24% | | \$ 140,505 |
| Total Project Cost | | | \$ 6,413,034 |

| Priority 6 - Northwest Calgary Senior High School | | | |
|--|----------|-----------|----------------------|
| Based on the Area, Capacity, Utilization tables the area of the core school is | | | 12424 sm |
| CTS Area - 1 space per 200 students | 7 spaces | 200 sq.m. | 1400 sq.m. |
| <i>Total Building Area</i> | | | <i>13824 sq.m.</i> |
| Alberta Infrastructure base funding \$/sq. m. | \$ 1,380 | | \$ 19,077,120 |
| Consultant Fee as shown | 8.08% | | \$ 1,541,431 |
| Project Expenses | 2% | | \$ 381,542 |
| CTS Equipment - allowance | | | \$ 1,000,000 |
| Furniture & Equipment | 9% | | \$ 1,716,941 |
| | | | <u>\$ 23,717,034</u> |
| Non-refundable GST | 2.24% | | \$ 531,262 |
| Total Project Cost | | | \$ 24,248,296 |

Schedule 2

Calgary Board of Education
Capital Project Submission
Estimated Project Costs – Detail

| YEAR 2 | | | |
|---|-------------------------------------|------------------------------|---------------------|
| Priority 1 - Hampton's Elementary School Expansion | | | |
| Funding Calculation | | | |
| Building Area | AI Area for 500 capacity K-6 school | | 4055 sq.m. |
| Area of Existing School | | | 1786 sq.m. |
| Relocatables - 4 new units - Current | 4 Units | 100 s.m./un | 400 sq.m. |
| Allowance for uniqueness of extg school | | | -700 sq.m. |
| Area of Addition | | | 2569 sq.m. |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,285 /sq.m. | \$ 3,301,165 |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 940 /sq.m. | \$ 376,000 |
| renovations to existing building | 350 sm | \$ 700 /sq.m. | \$ 245,000 |
| | | subtotal construction | \$ 3,922,165 |
| Consultant Fee as shown | | 8.15% | \$ 319,656 |
| Project Expenses | | 2% | \$ 78,443 |
| Furniture & Equipment | | 9% | \$ 352,995 |
| | | | \$ 4,673,260 |
| Non-refundable GST | | 2.24% | \$ 104,681 |
| | | Total Project Cost | \$ 4,777,941 |

THIS DOESN'T WORK BY FORMULA - UNIQUENESS OF ORIGINAL SCHOOL, THEREFORE NEED ADD'L AREA

| Priority 2 - Royal Oak Elementary School | | | |
|--|---------|---------------------------|---------------------|
| Alberta Infrastructure Total Bldg Area for 600 Gr. K-6 | | | 4618 sq.m. |
| Relocatables - 4 units - Future | 8 units | 100 sq.m. | 800 sq.m. |
| Total Core Built Area | | | 3818 sq.m. |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,285 /sq.m. | \$ 4,906,130 |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 940 /sq.m. | \$ 4,906,130 |
| | | | \$ 4,906,130 |
| Consultant Fee as shown | | 8.15% | \$ 399,850 |
| Project Expenses | | 2% | \$ 98,123 |
| Furniture & Equipment | | 9% | \$ 441,552 |
| | | | \$ 5,845,654 |
| Non-refundable GST | | 2.24% | \$ 130,943 |
| | | Total Project Cost | \$ 5,976,597 |

| Priority 3 - McKenzie Towne Middle School | | | |
|--|------------|---------------------------|----------------------|
| Alberta Infrastructure Total Bldg Area for 900 Gr. 5-9 | | | 7537 sq.m. |
| CTS Area | 2 spaces | 200 sq.m. | 400 sq.m. |
| Total Building Area | | | 7937 sq.m. |
| Relocatables - 16 new units | 16 units | 100 sq.m. | 1600 sq.m. |
| Total Core Built Area | | | 6337 sq.m. |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,300 /sq.m. | \$ 8,238,100 |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 905 /sq.m. | \$ 8,238,100 |
| | | | \$ 8,238,100 |
| Consultant Fee as shown | | 8.37% | \$ 689,529 |
| Project Expenses | | 2% | \$ 164,762 |
| CTS Equipment Allowance | \$ 100,000 | 2 | \$ 200,000 |
| Furniture & Equipment | | 9% | \$ 741,429 |
| | | | \$ 10,033,820 |
| Non-refundable GST | | 2.24% | \$ 224,758 |
| | | Total Project Cost | \$ 10,258,578 |

Schedule 3

Calgary Board of Education
Capital Project Submission
Estimated Project Costs – Detail

| YEAR 3 | | | |
|--|---------|---------------------------|---------------------|
| Priority 1 - Rocky Ridge Elementary School | | | |
| Alberta Infrastructure Total Bldg Area for 550 Gr. K-6 | | | 4326 sq.m. |
| Relocatables - 8 new units - Future | 8 units | 100 sq.m. | 800 sq.m. |
| <i>Total Core Built Area</i> | | | <i>3526 sq.m.</i> |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,285 /sq.m. | \$ 4,530,910 |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 940 /sq.m. | <u>\$ 4,530,910</u> |
| Consultant Fee as shown | | 8.15% | \$ 369,269 |
| Project Expenses | | 2% | \$ 90,618 |
| Furniture & Equipment | | 9% | \$ 407,782 |
| | | | <u>\$ 5,398,579</u> |
| Non-refundable GST | | 2.24% | \$ 120,928 |
| | | Total Project Cost | \$ 5,519,507 |

| Priority 2 - North Calgary Senior High School | | | |
|--|----------|---------------------------|----------------------|
| Based on the Area, Capacity, Utilization tables the area of the core school is | | | 12424 sm |
| CTS Area - 1 space per 200 students | 7 spaces | 200 sq.m. | 1400 sq.m. |
| <i>Total Building Area</i> | | | <i>13824 sq.m.</i> |
| Alberta Infrastructure base funding \$/sq. m. | | \$ 1,380 | \$ 19,077,120 |
| Consultant Fee as shown | | 8.08% | \$ 1,541,431 |
| Project Expenses | | 2% | \$ 381,542 |
| CTS Equipment - allowance | | | \$ 1,000,000 |
| Furniture & Equipment | | 9% | \$ 1,716,941 |
| | | | <u>\$ 23,717,034</u> |
| Non-refundable GST | | 2.24% | \$ 531,262 |
| | | Total Project Cost | \$ 24,248,296 |