

BLIMS Projects - Web Access for Capital Plan Submission

WAP1000 Detailed Report

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The Buffalo Trail School Division (1155)

14353 - Buffalo Trail Public Schools (1155) - Wainwright Elementary Replacement

Capital Plan Submission Year: 2021/2022 (GOA)

Capital Program: School Facilities

Submission Status: Submitted

Title: Buffalo Trail Public Schools (1155) - Wainwright Elementary Replacement

Key Driver(s): Health / Safety

Project Sub-Category: New - Replacement Facilities

Client Name: The Buffalo Trail School Division (1155)

Client Ranking: 1

Original Capital Plan Submission Year: 2021/2022 (GOA)

Client File#:

Client Asset Id:

School Facility Name: WAINWRIGHT ELEMENTARY SCHOOL (F0388)

Location: WAINWRIGHT

Constituency: Vermilion-Lloydminster-Wainwright

Backlog?: No

Description: The construction of a new, 500 capacity, K-6 Replacement School on a new site. Demolition of the existing school upon completion of the new replacement school. The jurisdiction has an 8-10 acre site available on school reserve land. (See attached Site Readiness Checklist).

Reason: - The majority of the building requires an extensive modernization which would include all mechanical, architectural, and structural that dates back to 1986.
- The modernization would also include any electrical upgrades and requirements necessary to meet code and functionality requirements, as well as interior and exterior finishes, and the modernization of washrooms to create barrier-free and gender neutral options as a fully accessible handicapped washroom with shower.
- Due to the many issues with the foundations and water penetration and roof issues, modernization is not an option.
- The original school was built in 1950 with additions in 1956, 1957, 1961, and 1984. The 1961 section was modernized when the 1984 section added. The 1950 section was modernized in 1985 and the 1957 and 1958 sections in 1986.
- The 1950 and 1961 sections of the building are wood frame construction located in an area with a high water table. These sections of the school are constructed over a dirt crawl space. Some of the sections of the school have a concrete basement.
- There are many places in the building where water has penetrated the foundations over the years and caused the concrete to spall.
- With the high water table, there are places where water collects and pools, making it visible after a substantial rain. Water issues have severely deteriorated the concrete foundation walls.
- Parts of the school have a sloped metal roof without a gutter system/snow guards which causes ice issues around the perimeter which is a safety concern despite the fencing to protect staff and students.
- The above issues have been documented by consultants and Alberta Infrastructure (report attached).
- The school is very dated and sprawled out.
- The administration area has a very small window looking into the lobby with minimal visibility of the main door. The administration area is carpet with a dated kitchen and appliances. The washroom does have a barrier-free stall.
- The ancillary/music room has t-bar ceilings, acoustic block walls, carpeted flooring (2005-2006), one window and no practice rooms.
- Most classrooms have sheet-lino flooring or VCT floor tile, square t-bar ceilings, and dated millwork in poor condition.
- Washrooms are dated with plastic laminate counters and ceramic sinks and have a barrier-free stall. Some partitions are damaged.
- The kitchen with one sink, stove, and fridge is used to prepare hot lunches.
- The special ed room is used as pull out space.
- The gymnasium is undersized for the student population.
- The stage has carpet tile and is used as a break out space. No ramp access.
- The computer room is now used a multi-purpose space.
- The library is very dated and is large with high sloped ceilings, central seating, and a sunken pit at the back.
- The front entrance is a security concern, as there is minimal visibility from the administration of the front entrance and who is entering the school.
- Program wise, there is currently, no gathering or breakout space and no spaces to accommodate team-teaching or modern learning. A small replacement school would address utilization and provide gathering spaces and spaces for 21st century learning opportunities which require multi-purpose and CTF spaces which are flexible and adaptable to allow for interactive learning. Examples are garage doors and movable walls, makerspaces, creative spaces and additional gathering spaces for students to work independently or in small groups.
- The school is under-utilized and needs to be right-sized to a smaller 500 capacity K-6 school.

Consequences: The school is 69 years old with the last modernization occurring 35+ years ago and has documented structural issues that are major health and safety concerns. The ONPA Report outlines program functionality, structural, mechanical, electrical as well as ice and snow concerns with the existing metal roof. Additionally, the location of the front entrance of the school provides only minimal visibility to the office of who is entering the schools which is a safety concern, especially for younger students. Although the school is currently much larger than necessary to accommodate current enrolment, the lack of instructional space and 21st century learning opportunities prohibits the ability to meet programming requirements and the jurisdiction's policy to provide "welcome, caring, respectful, and safe learning environments".

Change in Capacity: 152 student places

(For Learning and PSI this should be the change in enrollment capacity. For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)

Gross Area M2:

Preservation Area M2:

New and Expansion Area M2: 4150

Demolition Area M2: 5630.26

Full Load Equivalent (FLE):

Funding Details for Cost-shared Projects:

P3 Potential?:

(Is there a potential for this project to be funded as a public-private partnership? Please specify.)

P3 Project: Not Applicable

P3 Supported by Client Group: Not Applicable

Scheduled Start Date: 2022/01/01 (2021/2022 GOA)

Estimated Completion Date: 2022/01/01 (2021/2022 GOA)

Schedule / Comments:

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Budget

| | |
|---|-----------------|
| Total Project Cost (TPC): | \$18,073,043.86 |
| Total Provincial Support (TPS): | \$18,073,043.86 |
| Other Alberta Government Funding: | \$0.00 |
| Alberta Infrastructure & Transportation Funding: | \$18,073,043.86 |
| Other (Federal, Private) Funding: | \$0.00 |

Budget Details

| Budget item | Cost | Description |
|--|------------------------|---|
| Building Construction and Site Development : | \$15,777,000.00 | Amount of funding to be used for the physical construction of the school facility... |
| Consultant Fees : | \$1,049,029.00 | Amount of funding for prime and sub-consultants that provide the design of the facility... |
| Project Expenses : | \$305,000.00 | Amount of funding provided to pay for normal project expenses and services associated with a school building projects... |
| Furniture & Equipment : | \$657,400.00 | Amount of funding provided for the basic furniture and equipment for approved projects... |
| Career Technology Studies (CTS) Equipment : | \$0.00 | Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)... |
| Other : | \$0.00 | Amount of funding provided for items not covered by the above components. |
| Sub-total: | \$17,788,429.00 | Sub-total of funding for all items above. |
| Non-Refundable GST : | \$284,614.86 | Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above. |
| Total Project Cost: | \$18,073,043.86 | Sum of the funding for all items above. |

File Attachments

| File Name | Description |
|---|-------------|
| Buffalo Trail 3-Yr Capital Plan.pdf | |
| Wainwright Elementary Facility Review.pdf | |
| BTPS WES Signed Site Readiness.pdf | |
| Capital Plan Motion 2021-24.pdf | |

Contacts

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