



2024-27 Three-Year Capital Plan

March 16, 2023

2.0 Aggregated Priority List

Priority	School(s)	Sector	Year 1	Capacity	Cost (Millions)
1	Rudolph Hennig Junior High, Fort Saskatchewan High	3	<i>New School:</i> Replace Rudolph Hennig Junior High and Fort Saskatchewan High into one new facility on the Southridge site—result of the 2018 Fort Saskatchewan value scoping session	1,400 [^]	\$79.8
2	James Mowat Elementary	3	<i>New School:</i> Replace James Mowat Elementary on the Westpark site—result of the 2018 Fort Saskatchewan value scoping session	650	\$27.9
Priority	School(s)	Sector	Year 2	Capacity	Cost
3	A.L Horton Elementary, Vegreville Composite High	5	<i>Major Modernization:</i> Modernize and expand Vegreville Composite High to accommodate grades K-12 programming—result of the 2022 Vegreville value scoping session	765	\$48.3
4	Win Ferguson Elementary	3	<i>Major Modernization:</i> Modernize Win Ferguson Elementary—result of the 2018 Fort Saskatchewan value scoping session	470	\$21.3
5	Salisbury Composite High	1	<i>Major Modernization:</i> Modernize Salisbury Composite High—result of the 2020 Sherwood Park value scoping session	1,978	\$90
Priority	School(s)	Sector	Year 3	Capacity	Cost
6	Sector 4 value scoping session	4	<i>Engagement:</i> Conduct a Sector 4 value scoping session—planning funds only	TBD	n/a
7	Cambrian Crossing area	1	<i>New School:</i> Build a new school in Cambrian Crossing	950	n/a

[^]opening capacity—expandable to 1,600.

3.0 Capital Priority Maps

Elk Island Public Schools Capital Plan Priorities by Sector 1 and Sector 3

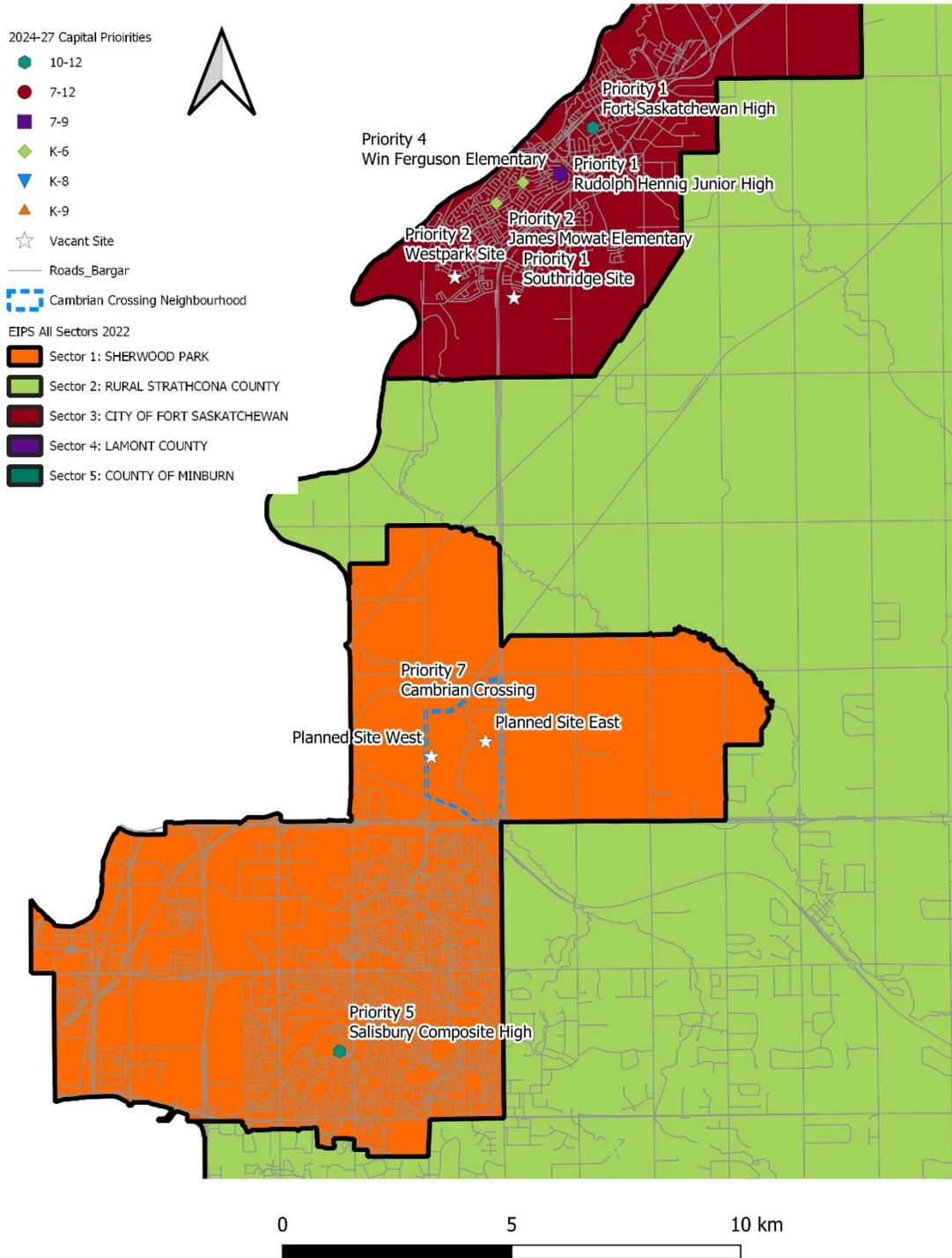


Figure 1: The location of capital priorities within Sector 1 and Sector 3.

4.0 Project Scope and Rationale

Priority 1: Rudolph Hennig Junior High and Fort Saskatchewan High Replacement

Project Type: Replacement school

Project Scope: Replace Rudolph Hennig Junior High and Fort Saskatchewan High into one school and relocate it to the Southridge school site. Once complete, the request also includes demolishing the two former school buildings.

Project Capacity: Core student capacity of 1,400—expandable to accommodate 1,600 students

Project Grades: Grades 7 to 12

Project Cost: Approximately \$79,787,914

Priority 1 listed in the *2024-27 Three-Year Capital Plan* is a capital request to replace Rudolph Hennig Junior High and Fort Saskatchewan High into a single facility offering grades 7-12. The requested core student capacity is 1,400—expandable to accommodate 1,600 students. As well, the request includes relocating the replacement school to the Southridge school site (see pg. 4, “Figure 1”).

In 2018, EIPS conducted a [Fort Saskatchewan value scoping session](#) for Sector 3. The session identified viable, long-term, community-derived options to meet the area’s growing enrolment pressures and facility-condition concerns. The requested two-to-one replacement school aligns with the outcomes developed at the Fort Saskatchewan value scoping session.

Considering both buildings’ conditions and enrolment growth, replacing the two schools on the Southridge site also allows EIPS to accommodate current and future growth while also addressing significant five-year maintenance costs. The five-year maintenance cost for Rudolph Hennig Junior High is \$4,419,450. The five-year maintenance cost for Fort Saskatchewan High is \$6,271,713.

A review of the schools’ functionality indicates both schools have issues with sightlines and inadequate careers- and technology-studies spaces. Both schools also have challenges meeting emerging program opportunities for core subject areas because of too few and undersized classrooms—many of which have limited or no natural light. In addition, there are ongoing challenges at both schools related to hallways and classroom acoustics and circulation.

Since completing the value scoping session, The City of Fort Saskatchewan rezoned the Southridge school site as public-service lands, which now has effective transportation access and utility servicing. The city has approved the subdivision of the school site and is evaluating lot grading plans and landscaping plans. Conversations also continue with Southridge’s developer to ensure the school site can be turned over to the city and EIPS once provincial funding is approved. As well, Alberta Education awarded EIPS planning funds to undertake a series of technical studies in 2021. Since then, EIPS has completed an environmental site assessment, a geotechnical study and an access-management plan. No major issues were identified. EIPS has since shared all studies with Fort Saskatchewan and Alberta Education. Thanks to these efforts, the project can commence as soon as the province announces approval.

EIPS continues to explore partnership opportunities for the replacement school. In January 2023, the Division submitted a Collegiate School Status Initial Proof of Concept Application to Alberta Education. The application is to incorporate a collegiate educational model into the replacement school by partnering with Alberta Education, Advanced Education and local industry organizations. The idea: To provide leading-edge space and programming to better assist students preparing for careers, employment, apprenticeships and post-secondary education. If successful, the Division plans to expand the number of



careers, programming and technology spaces—bumping it up to nine, from eight—at an anticipated cost of \$1.12 million, paid through the partnership.

The Southridge location is ideal for the collegiate educational model. It's located in Fort Saskatchewan and within Alberta's Industrial Heartland—home to more than 40 medium- to large-sized corporations specializing in a range of industries, including petrochemical, carbon capture, and supply and services (see pg. 12, "Appendix A"). Already, EIPS has established a positive relationship with several of these companies, including Agrium Inc., Dow Chemical Co., Shell Scotford and Sherritt International Corp. Given the already established relationship, EIPS feels if the collegiate model is approved, it can formalize partnerships immediately.

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Alberta's Industrial Heartland

