



**PEACE WAPITI**  
**PUBLIC SCHOOL DIVISION**

Educating Today for Success Tomorrow

# **THREE YEAR CAPITAL PLAN**

**2021 - 2024**



**EDUCATING TODAY  
FOR SUCCESS TOMORROW**

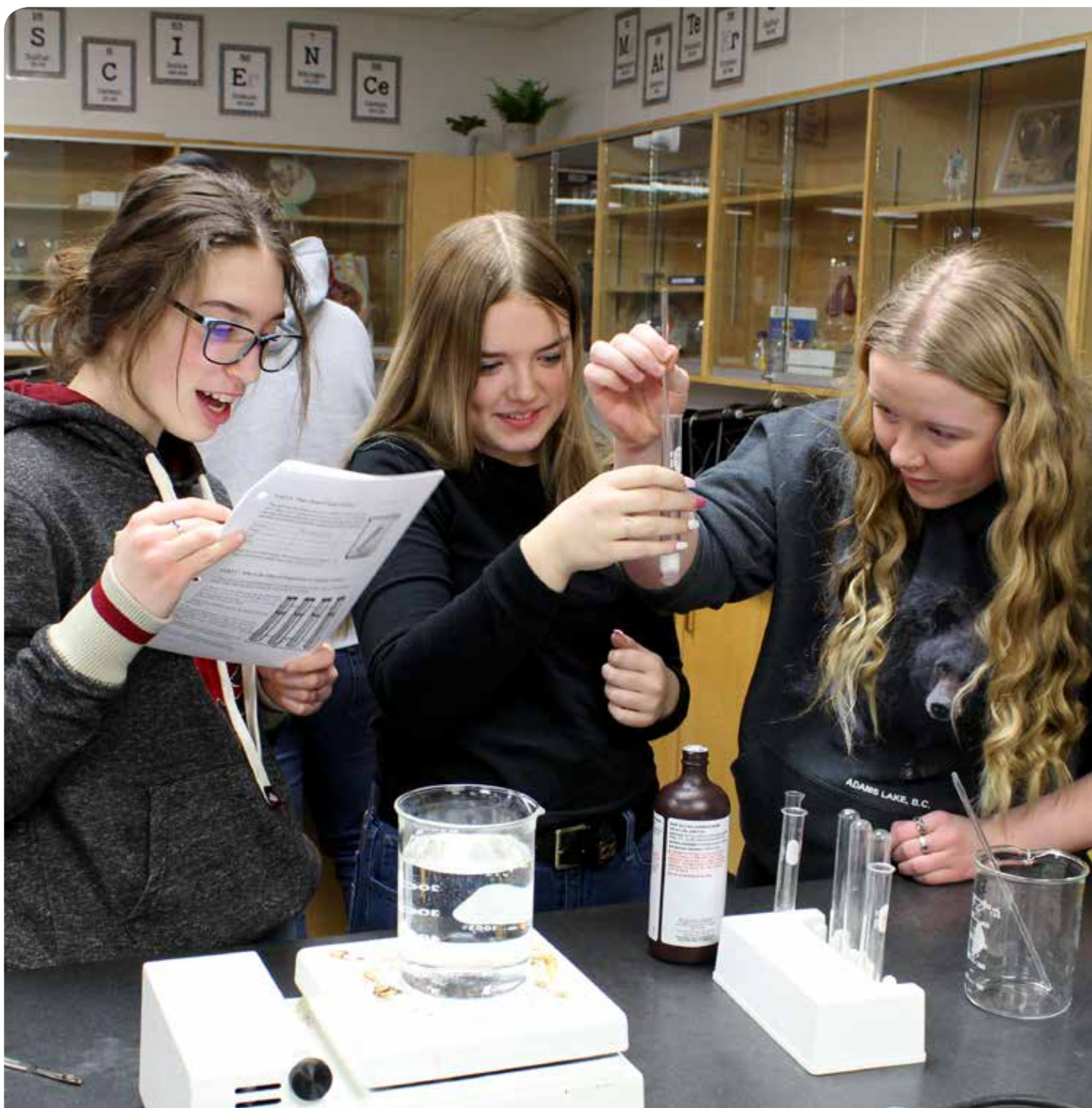
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# THE THREE-YEAR CAPITAL PLAN PRIORITIES

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Peace Wapiti Public School Division (PWPSD) seeks to provide the highest level of educational services for our students, including modern school facilities, enabling all students to achieve their potential to become productive members of a changing society.



To ensure a high-quality education for our students, PWPSD must address the urgent need for a suitable facility to accommodate the County of Grande Prairie's rapidly growing Grades 9-12 student population.



## THE PROJECT



### A KEY PRIORITY:

Addressing growth at feeder schools in the County of Grande Prairie

1

## New 9-12 school, located east of Grande Prairie, with a proposed capacity of 600 students.

A regional high school located east of Grande Prairie would reduce enrollment pressures at Peace Wapiti Academy (PWA) and will accommodate ongoing student population growth in the current PWA attendance area. This new high school will also further alleviate lengthy bus ride times for students who reside east and southeast of Grande Prairie, while addressing ongoing current and future development in the area. The County of Grande Prairie's proposed medium density development southeast of Grande Prairie in Taylor Estates, Maple Ridge Estates and other areas continue to increase enrollment at PWA.



The new high school would be conveniently located at SW27 71-5-6, near the site of the confirmed replacement Harry Balfour School, and serve student populations from two feeder schools – Harry Balfour School and Bezanson School – that currently feed into PWA.

### A NEW HIGH SCHOOL WOULD:

- Significantly reduce ride times for students from Harry Balfour School and Bezanson School who would normally progress to PWA, a school that is already near capacity.
- Reduce PWA's projected student population by an estimated 65 students per year, without accounting for population growth.

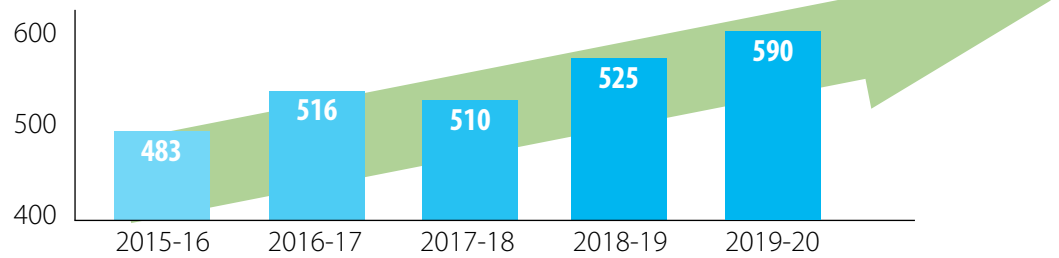


### PWA: A GROWING CONCERN

PWA is expected to reach 100 per cent utilization by 2023, and the site offers little space for expansion or modular additions. PWPSD has requested an additional modular for PWA and has explored leasing space in the community to accommodate programming needs.



## HISTORICAL ENROLLMENT GROWTH



Note: Chart includes enrollment corrected for Severe/PUF student utilization.

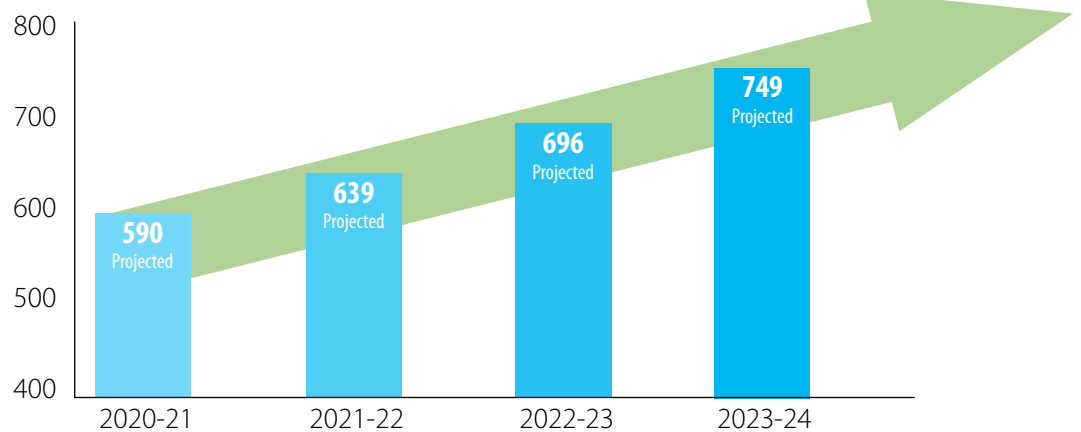
## FIVE FEEDER SCHOOLS



In addition to the abundant residential development in the Peace Wapiti Academy attendance area, the existing high school must currently accommodate incoming student enrollments from five feeder schools:

1. Harry Balfour School
2. Bezanson School
3. Whispering Ridge Community School
4. Clairmont Community School
5. Penson School

## PROJECTED ENROLLMENT GROWTH



Note: Chart includes enrollment corrected for Severe/PUF student utilization.

## LOCATION

### Providing service where families live – A rural-based high school to meet rural needs

The County of Grande Prairie's Five Mall Hall site design plan includes a commitment for municipal services and space for two additional schools beyond the confirmed replacement Harry Balfour School site, presenting an opportunity for PWPSD to move forward with a more immediate plan to relieve enrollment pressure at PWA. This option will also give the County time to acquire suitable land north of Grande Prairie for a replacement PWA in the future, to address projected population growth north of Grande Prairie in the Clairmont area. A staggered four-year entry process to introduce Grades 9 through 12 would see the annual school population increase by one grade level per year.



## THE UNFOLDING JOURNEY



Transitioning PWPSD students to schools outside the City of Grande Prairie would serve to achieve another, if not equally important objective – reducing needlessly long bus rides for hundreds of rural students.

As the city grows, the time required to move students through the city is extended. Some HBS students board their bus shortly after 7:00 a.m., arriving home just prior to 5:00 p.m., logging two hours and 45 minutes of ride time per day. Locating our schools outside Grande Prairie will provide easier access to main transportation systems— a successful step in reducing ride times, improving the quality of life for rural families.

Reductions to bus ride times would be significant – an estimated 15 to 25 minutes per day, amounting to 46.5 to 77.5 fewer hours annually – especially for young students, improving their quality of life and family balance.

## LOOKING AHEAD

### Feeder Schools east of Grande Prairie, and other school attendance areas, as needed

When considering future enrollment projections, we are mindful of the pace of development in communities throughout the County of Grande Prairie. Understanding that capacity across the system may be considered, we examined utilization rates of two feeder schools in the attendance areas east of Grande Prairie. In addition to the significant increase in ride times that would result from shifting PWPSD's rural attendance boundaries, the data for these schools is approaching peak utilization.

#### BEZANSON SCHOOL: 82.7 PER CENT

With the approval to relocate an additional modular classroom to Bezanson School in 2018, student populations are expected to show continued growth.



**Bezanson School,  
Bezanson**

#### HARRY BALFOUR SCHOOL: CONFIRMED PROJECT

Full funding for a replacement Harry Balfour School was confirmed by the Minister of Education on March 9, 2020. Replacing the existing Harry Balfour School has been the PWPSD Board's top capital plan priority for several years. Long term growth for this school community should remain steady in the coming years, at a projected rate of 2.4 per cent annually.



**Harry Balfour School,  
Grande Prairie**

## STRAIGHT-LINE PROJECTIONS

ECS = 0.5 FTE student

BEZANSON SCHOOL	
2019	174.5
2020	189.5
2021	183
2022	183
2023	186

HARRY BALFOUR SCHOOL	
2019	367.5
2020	379
2021	390
2022	384
2023	393.6

## CURRENT STRATEGIES

### STEP 1:

## Re-imagining and Retooling Existing Spaces

Staff conducted a review the various programs offered to students and toured the school to determine where learning spaces could be re-imagined or retooled to meet the needs created by increasing enrollment. The following list provides suggestions for immediate solutions. The yellow highlighted areas in the floor plan below are deemed to be cost-effective options for creating additional learning spaces.

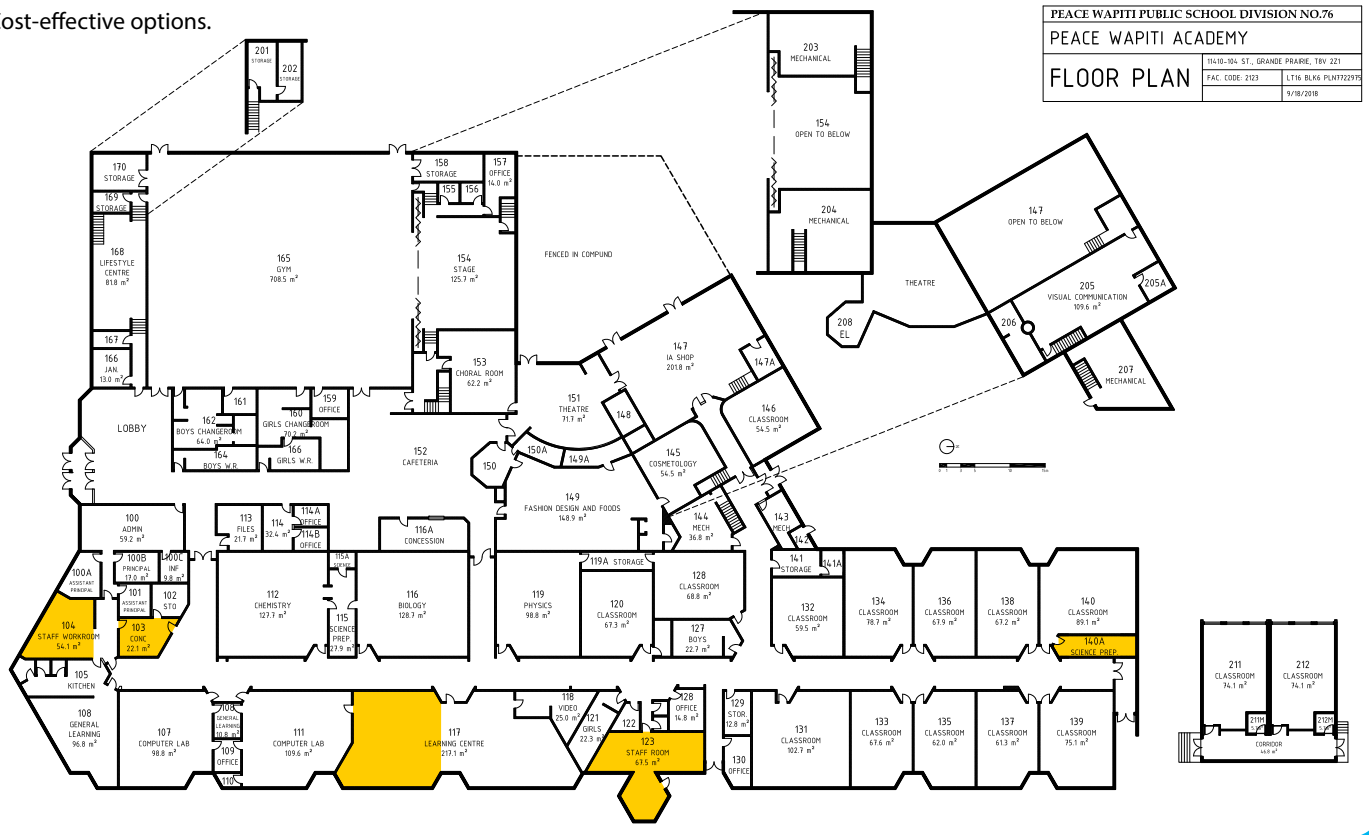
To access the Instructional Area Form supplied to Alberta Education that outlines all instructional spaces within Peace Wapiti Academy, visit:

<https://docs.google.com/spreadsheets/d/1dKGu3SxxOmet3ESC2y8DYugEwLxz3pWNI-GrWUmS7qs/edit?usp=sharing>



ROOM #	CURRENT USE	PROPOSED USE	STATUS
103	Conference Room	Convert to room for medically fragile student.	✓
104	Staff Workroom	General Learning Classroom or K & E Classroom.	✓
117	Learning Centre	Install retractable wall to create classroom space in school.	✓
123	Staff Room	Leave as is and add computer stations from Staff Workroom 104 (see above).	✓
140A	Science Prep Room	Convert to Staff Workroom and place one photocopier here. Will also need to relocate door to classroom 140.	✓

### Cost-effective options.





## CURRENT STRATEGIES



### STEP 2:

## Modular Classrooms

Two modular classrooms were added to PWA in August 2018, increasing the capacity of the building to 736 students. However, given the projected enrollment increases (see graph on page 6) and the pressures of required programming, PWPSD has requested two additional modular units for the 2019-2020 school year. It is our belief that two additional units will allow us to maintain current programming for all students within inclusive learning environments until 2021 when the student population will start to outgrow space and capacity for diverse student programming.

## Immediate Considerations/Suggestions

- **COMPLETE:** Modular classroom request for the 2019-2020 school year. This step is in addition to re-purposing identified spaces at PWA (see page 8).
- **ACTIVELY PURSUING:** Lease additional learning spaces in the community.



## A FIVE-YEAR STUDY

### Peace Wapiti Academy Infrastructure Maintenance & Renewal (IMR) Projects

Asset Name	BID	System	Brief Description	Category	Priority	Action Year	Status	Budget Type	Date Completed	Actual Cost
Peace Wapiti Academy	B3510A	B3011.09 - Modified Bituminous Membrane Roofing (SBS)	Roof Repair - Section I	Lifecycle	0 - Due at time of Inspection	2016	Closed	A	8-31-2017	\$81,061.00
	B3510A	C3024.06 - Resilient Flooring	Flooring Upgrade	Reliability	0 - Due at time of Inspection	2016	Closed	A	8-31-2016	\$56,293.00
	B3510A	B3011.09 - Modified Bituminous Membrane Roofing (SBS)	Roof Repair - Section H,I - Phase I	Lifecycle	0 - Due at time of Inspection	2018	Closed	A	8-31-2019	\$72,997.00
	B3510A	D3041.04 - Air Distribution Ducts*	DUCT CLEANING	Reliability	0 - Due at time of Inspection	2018	Closed	A	11-29-2019	\$20,045.00
	B3510A	B3011.09 - Modified Bituminous Membrane Roofing (SBS)	Roof Repair - Section H,I - Phase II	Lifecycle	0 - Due at time of Inspection	2019	Closed	A	10-24-2019	\$15,694.00
	B3510A	C1011 - Interior Fixed Partitions*	Workroom conversion to classroom	_Mission [Non-FCI]	0 - Due at time of Inspection	2019	Closed	A	8-31-2019	\$32,528.00
	B3510A	C1013 - Interior Operable Folding Panel Partitions	Library accordion wall	_Mission [Non-FCI]	0 - Due at time of Inspection	2019	Closed	A	8-31-2019	\$30,627.00
	B3510A	C1013 - Interior Operable Folding Panel Partitions	Library accordion wall - Phase II	_Mission [Non-FCI]	0 - Due at time of Inspection	2019	Closed	A	10-7-2019	\$1,183.00
	B3510A	K4010.04 - Barrier Free Washrooms*	Canteen to B/F change room conversion	_Accessibility [Non-FCI]	0 - Due at time of Inspection	2019	Closed	A	3-6-2020	\$28,934.00
Peace Wapiti Academy										\$339,362.00

## PEACE WAPITI ACADEMY: A GROWING CONCERN

Utilization is expected to reach more than 100 per cent in the 2023 school year.



## EQUITABLE EDUCATION FOR ALL

### Inclusive Education Programming Needs

The projected increase in severe or blended inclusive education programming needs is outlined in the graph below. Data is based on current enrollments in PWA's five feeder schools, combined with an additional three students from outside PWPSD per year.

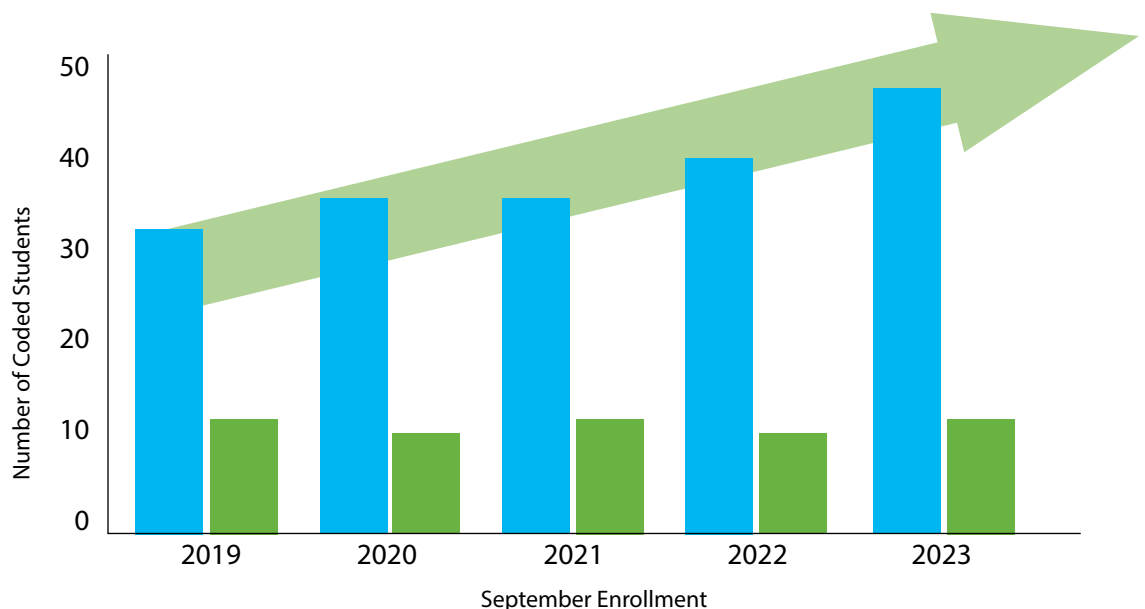
**General Learning Support Program (GLSP):** A life skills-based and completely alternate program to the mainstream. Participation in this program requires a standardized assessment identifying the current cognitive, social, emotional, behavioural, and physical abilities of the student.

**Individual Program Plan (IPP):** Informed consent from parents, input from specialists, collaboration with the Peace Collaborative Services Team, and ongoing evaluation and assessment are mandatory for this alternate placement.

**Safety space** is reserved and made available for students with social-emotional and/or behavioural challenges and concerns.

## ALTERNATIVE PROGRAMMING SPACE NEEDS

■ GL or GL Blended Needs ■ Students requiring Safety Space





## THE PROJECT



*Graphic is a sample rendering only.*

### IMPORTANT PRIORITY:

# 2

New K-8 school located north of Grande Prairie in the Clairmont area, with proposed capacity of 800 students.

This school will relieve the enrollment pressure that is building in the Clairmont area due to continued population growth in the communities and the surrounding rural areas.

WRCS currently sits at 82.5 per cent utilization and we predict enrollment will continue to increase due to continued high-density residential development in the school's attendance area. Currently, the Whispering Ridge subdivision where WRCS is located is expected to increase in size from 902 residential lots with an average of 2.5 people per household, to 1,706 developed lots with the total subdivision population projected at 5,260 residents. Population growth of this magnitude will create a critical need for an additional K-8 school in the area.

A new school in the Clairmont area would also insulate CCS from projected enrollment increases. Projections indicate that the school will continue to grow by 3.5 per cent annually over the next five years.

This follows the pattern of consistent enrollment growth in this attendance area, with the largest cohorts occurring at the K - Grade 2 levels (average of 52 students), compared to an average cohort in Grades 3 - 8 of 33 students. There are currently three major residential developments underway, or in the planning stages, which will significantly add to the student population, as indicated previously. PWPSD is interested in pursuing partnerships with neighbouring school districts to develop a joint facility with similar grade configurations, including possible partnerships with the County of Grande Prairie and private businesses.

## THE PROJECT



### A KEY PRIORITY:

Addressing continued growth at feeder schools in the County of Grande Prairie

# 3

## New 9-12 replacement Peace Wapiti Academy, located north of Grande Prairie, with a proposed capacity of 1,200 students.

This school would accommodate the rapid growth in student population in the Peace Wapiti Academy (PWA) attendance area. In the 2019-2020 school year, PWA reached 80.16 per cent utilization. Two modular classrooms added in September 2018 provided some temporary relief. Increased cohort sizes at Whispering Ridge Community School, Clairmont Community School and Penson School, combined with abundant residential development in the PWA attendance area indicate continued rapid student population growth.

Current enrollment at PWA is 548 students with 21 students coded as having severe educational needs. Enrollment is projected to remain stable in the upcoming 2020-2021 school year – a utilization rate of 81 per cent. Based on data supplied by PWA's five feeder schools, enrollment for the 2021-2022 school year will jump to 589 students or 86 per cent utilized. Utilization is expected to reach more than 100 per cent in the 2023 school year.

### A replacement school would accomplish important outcomes for PWPSD:

By providing high school service to PWPSD students who live in the County of Grande Prairie, ride times would be significantly reduced. The additional time required to transport students through the city would be eliminated, while simultaneously reducing early morning pick-ups and late drop-off times for hundreds of other students at feeder schools.

PWPSD would gain a facility with a physical plant and location ideal to accommodate a growing population. The current Peace Wapiti Academy could be utilized by a neighbouring school district to meet possible enrollment needs.

## LOOKING AHEAD

### Feeder Schools

When considering future enrollment projections, we are mindful of the pace of development in communities throughout the County of Grande Prairie. Understanding that capacity across the system may be considered, we examined utilization rates of three feeder schools located north and south of the PWA attendance area. In addition to the significant increase in ride times that would result from shifting PWPSD's rural attendance boundaries, the data for these schools shows sustained (if less dramatic) growth trends of their own, with one already approaching peak utilization.

#### CLAIRMONT COMMUNITY SCHOOL: 70 PER CENT

Based on historical enrollment growth, projected enrollment is anticipated to continue to show gradual increases of 3.5 per cent annually.



#### PENSON SCHOOL: 53 PER CENT

Future planned development in the County of Greenview is predicted to lead to modest enrollment increases.



#### WHISPERING RIDGE COMMUNITY SCHOOL: 82.5 PER CENT

Given the rapid residential development in the community, the school is projected to reach 100 per cent utilization by the start of the 2022 school year.





## THE PROJECT



### IMPORTANT PRIORITY:

# 4

## Modernization of Bonanza School.

Bonanza School opened in 1957, followed by additions in 1963 and 1965, and a modernization in 1986. The school is currently 77.18 per cent utilized.

While enrollment has been consistent over the years, the combination of an aging facility and a rising Facility Condition Index – currently sitting at 18 – necessitates updating the facility. Bonanza School is deemed a School of Necessity, meaning it is geographically necessary to provide high quality education to area students.



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