



Northern Gateway
Public Schools

2025 - 28 Three-Year Capital Plan

DRAFT

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Executive Summary

Three-year Capital Plans are the basis of the Government’s annual review and assessment of capital projects and priorities based on project drivers and needs criteria:

- Health and Safety
- Building Condition
- Enrollment Pressures
- Functionality and Programming
- Legal Rights

The Division’s Three-Year Capital Plan identifies projects that will be submitted to Alberta Infrastructure for Project Evaluation and Prioritization.

Northern Gateway Public Schools’ 2025-28 Three-Year Capital Plan, requests the following capital projects:

1. a) Modernize Whitecourt Central School
b) Modernize Pat Hardy Elementary School
2. a) Modernize Darwell School
b) Modernize Grasmere School
3. a) Modernize Sangudo Community School School
b) Modernize Elmer Elson Elementary School

Northern Gateway Public Schools fosters program-rich learning environments where students, teachers and our greater communities can do their best work, together. With 4,756 students from Kindergarten to Grade 12, we operate 16 schools, four colony schools, three off-campus Outreach schools and one In-reach campus in Fox Creek, serving the communities and surrounding areas of Alberta Beach, Onoway, Rich Valley, Darwell, Sangudo, Mayerthorpe, Whitecourt, Fox Creek and Valleyview.

“School facilities reflect the jurisdiction’s beliefs and values, and enhance learning opportunities and experiences for students.”



YEAR ONE 2025-26 - PRIORITY TWO (a): Modernize Whitecourt Central School

Whitecourt Central School is a Pre K-5 school with a current student capacity of 464. The adjusted enrollment is 394.5 and its current utilization of 85%.

Modernize Whitecourt Central School at an estimated cost of \$16,525,574.00.*

An opportunity exists to modernize this school as the majority of the building is an old, wood framed structure with a wood framed floor system over a crawlspace. The school consists of the following sections: 1955, 1958, 1960, 1964, 1979, 1986, 1989 and 2010.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded
- Upgrade washrooms
- New interior finishes
- New exterior doors

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system
- Upgrade mechanical system

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Upgrade wiring to school excluding 2010 modulars
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems
- New security camera system

Site Condition:

- New staff and bus parking lot

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*



YEAR ONE 2025-26 - PRIORITY TWO (b): Modernize Pat Hardy Primary

Pat Hardy Primary is a Pre K-5 school with a current student capacity of 425. The adjusted enrollment is 309.5 and its current utilization of 73%.

Modernize Pat Hardy Primary at an estimated cost of \$17,702,412.00.*

An opportunity exists to modernize this school as the 1979 section consists of masonry walls with glulam beams and steel deck roof structure, and concrete slab on grade floor. The 1988 and 1990 sections consists of wood frame structure with a wood floor over a crawlspace. In 2006, three Modus modulars were added and in 2015 a Modus washroom and a A Modus modular classroom was added.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded
- New interior finishes
- Reroofing of the school is required
- New exterior doors
- Upgrade washrooms and changerooms

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system in the 1988 section
- Upgrade mechanical system

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Upgrade wiring to school excluding 2006 and 2015 modulars
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems
- New security camera system

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*



YEAR TWO 2026-27 - PRIORITY THREE (a): Modernize Darwell School

Darwell School is a K-7 school with a current student capacity of 261. The adjusted enrollment is 158.5 and its current utilization of 61%.

Modernize Darwell School at an estimated cost of \$13,440,601.00.*

An opportunity exists to modernize this school as the school consists of 3 sections. 1956 original building, a 1971 addition and new gym in 1989. The 1956 section was completely modernized in 1989. Building construction consists of masonry walls and glulam beams with steel deck. Concrete slab on grade floor structures throughout. Exterior finishes consist of paint on masonry walls and some metal cladding on the gym.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New exterior doors
- Upgrade washrooms and changerooms
- Barrier free access to second floor required

Mechanical Condition:

- Air conditioning is required in server room
- Upgrade air handling system
- Upgrade mechanical system in the entire school, replace furnaces and water heaters

Electrical Condition:

- Upgrade main electrical distribution with surge protection, main distribution is obsolete
- Branch circuit panels need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems
- New security camera system
- Wiring and receptacles will require upgrading throughout the school

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*



YEAR TWO 2027-28 - PRIORITY THREE (a): Modernize Grasmere School

Grasmere School is a K-7 school with a current student capacity of 290. The adjusted enrollment is 130.5 and its current utilization of 45%.

Modernize Grasmere School at an estimated cost of \$13,166,368.00.*

An opportunity exists to modernize this school. The 1996 permanent section of the school consists of masonry walls glulam beams with steel deck and concrete slab on grade floor. Exterior finishes consist of insulated stucco and metal cladding. In 1993, 4 portable classrooms were added.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New exterior doors and windows
- Upgrade washrooms and changerooms
- Barrier free access to stage is required

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system
- Upgrade mechanical system in the entire school, replace furnaces and water heaters

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Branch circuit panels and branch circuits need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system
- Upgrade security and access control systems

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*



YEAR THREE 2026-27 - PRIORITY TWO (a): Modernize Sangudo Community School

Sangudo Community School has a current student capacity of 213. The adjusted enrollment is 115.5 and its current utilization of 54%.

Modernize Sangudo Community School at an estimated cost of \$12,335,097.00.*

The original section was constructed in 1962 with three additions in 1966, 1970 and 1976. With leasing 185.8 m² of space to Sangudo Children's Academy and Daycare, and a current utilization of 54%, an opportunity exists to modernize this school. The school generally consists of masonry walls and glulam beams with steel deck. Concrete slab on grade floor structures throughout. Exterior finishes consists of paint on masonry walls and some metal cladding on the gym.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New exterior doors
- Upgrade washrooms and changerooms
- Cracks are evident in south area of the school adjacent to railway
- Engineering company completed a study of the south site of the school to confirm that the bank is stable

Mechanical Condition:

- Air conditioning is required in server room
- Upgrade air handling system
- Upgrade mechanical system in the entire school, replace furnaces and water heaters

Electrical Condition:

- Upgrade main electrical distribution with surge protection, main distribution is obsolete
- Branch circuit panels need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system

**Does not include costs of external recreational ground facilities (i.e. track, football field, playgrounds).*



YEAR THREE 2027-28 - PRIORITY THREE (b): Modernize Elmer Elson Elementary

Elmer Elson Elementary is a K-6 school with a current student capacity of 498. The adjusted enrollment is 303.5 and its current utilization of 61%.

Modernize Elmer Elson Elementary at an estimated cost of \$21,733,110.00.*

An opportunity exists to modernize this school. The permanent portions of the school generally consist of masonry walls with glulam beams and steel deck roof structure. Concrete slab on grade structures exist throughout. Exterior finishes on the school consist of insulated sand/cement aggregate stucco and metal cladding. Original building was constructed in 1982 along with four modular classrooms. In 1987, a permanent addition was constructed.

Architectural and structural conditions:

- New flooring is required in most areas
- Windows require replacement
- Exterior of school needs to be upgraded to increase resistance to air infiltration/exfiltration for energy efficiency
- New interior finishes
- Reroofing of the school is required
- New windows required for the entire school
- Upgrade washrooms and changerooms
- Barrier free access to stage is required

Mechanical Condition:

- Air conditioning is required in server room and modular classrooms
- Upgrade air handling system for the 1987 section
- Upgrade mechanical system in the entire school as required

Electrical Condition:

- Upgrade main electrical distribution with surge protection
- Branch circuits need upgrading
- Upgrade intercom and sound system
- Upgrade fire alarm system



Northern Gateway
Public Schools

APPENDIX A

NORTHERN GATEWAY
February 29, 2024 ENROLLMENTS,
SCHOOLS PROJECTED, AND PREVIOUS
ENROLLMENTS

NORTHERN GATEWAY PUBLIC SCHOOLS
Student Enrolment Report - February, 2024

SCHOOL	Gateway Academies	Home Schooling	ECS	1	2	3	4	5	6	Total Elementary (Grades 1-6)	7	8	9	Total Junior High	10	11	12	Total Senior High	Total Students - February 29, 2024	TOTAL FTE - February 29, 2024	Total FTE Difference +/- to Sept 30, 2023	Total Students - September 30, 2023	Total FTE - September 30, 2023	September 30, 2022 FTE	September 30, 2021 FTE	September 30, 2020 FTE	September 30, 2019 FTE	September 30, 2018 FTE	September 30, 2017 FTE	September 30, 2016 FTE	September 30, 2015 FTE	September 30, 2014 FTE	September 30, 2013 FTE
Darwell School	0	0	17	19	18	17	24	14	15	107	23	0	0	23	0	0	0	0	147	138.5	0	147	138.5	152	155.5	146.5	166	166.5	156.5	160.5	177	160.5	151
Elmer Elson Elementary	0	0	42	43	48	42	43	53	38	267	0	0	0	0	0	0	0	0	309	288	0	309	288	274.5	265	260	259	271	264.5	254.5	263	240.5	232
Fox Creek School	1	0	23	28	23	16	27	18	24	136	19	24	40	83	25	20	21	66	309	297.5	0	309	297.5	289.5	306	315	339.5	324	341	355.5	384	366.5	378
Grasmere School	0	0	7	15	16	17	17	19	22	106	14	0	0	14	0	0	0	0	127	123.5	0	127	123.5	121	130.5	124	140	135	136	141	127	110	114
Harry Gray Elementary	0	0	0	0	0	0	30	25	37	92	0	0	0	0	0	0	0	0	92	92	0	92	92	107	108	96	134	134	151	152	165	157	171
Hillside Jr Sr High	12	0	0	0	0	0	0	0	0	0	45	43	50	138	95	67	55	217	367	367	2	365	365	399	407	396	449	462	478	500	476	482	475
Hilltop High School	83	0	0	0	0	0	0	0	0	0	0	0	156	156	132	124	131	387	626	626	1	625	625	591	611	588	602	546	498	508	588	600	591
Homeland Colony	0	0	0	4	5	0	6	2	6	23	4	4	1	9	0	0	0	0	32	32	0	32	32	31	32.5	32	32	30	29	26	24	0	0
Mayerthorpe Jr Sr	0	0	0	0	0	0	0	0	0	0	49	32	55	136	46	53	45	144	280	280	1	279	279	267	274	245	280	263	271	264	265	290	293
Onoway Elementary	0	0	61	55	47	50	43	59	58	312	54	0	0	54	0	0	0	0	427	396.5	0.5	426	396	403.5	405	411.5	454.5	454	444	433.5	434	439	440
Onoway Jr Sr High	14	0	0	0	0	0	0	0	0	0	0	118	119	237	91	91	83	265	516	516	-1	517	517	506	491	514	530	528	522	520	495	529	535
Oscar Adolphson Primary	0	0	44	37	34	43	0	0	0	114	0	0	0	0	0	0	0	0	158	136	4	150	132	126.5	125.5	132.5	133.5	146.5	148	158	157.5	159.5	170.5
Pat Hardy Primary School	0	0	56	53	68	57	71	62	0	311	0	0	0	0	0	0	0	0	367	339	2.5	362	336.5	283	284	242.5	261.5	267	280.5	295.5	310.5	314	300
Percy Baxter Middle School	0	0	0	0	0	0	0	0	126	126	119	117	0	236	0	0	0	0	362	362	0	362	362	368	364	365	382	354	351	344	334	355	356
Rich Valley School	0	0	11	19	16	13	11	19	13	91	13	0	0	13	0	0	0	0	115	109.5	0	155	109.5	110.5	110.5	110.5	122.5	124	120	118.5	94	101.5	109.5
Rochfort Bridge Colony	0	0	0	3	2	3	0	0	4	12	2	3	0	5	0	0	0	0	17	17	0	17	17	16	13	11.5	10	11	6	4	0	0	0
Sangudo Comm. School	0	0	11	11	13	8	17	17	7	73	12	15	12	39	0	0	0	0	123	117.5	1	121	116.5	104.5	95.5	78	102.5	105.5	119.5	119.5	112.5	101	128
Twilight Colony School	0	0	0	10	4	5	2	6	4	31	2	4	0	6	0	0	0	0	37	37	0	37	37	33	28	25.5	25	22	19	17	17	39	36.5
Valleyview Ranch Colony	0	0	0	3	3	1	0	0	1	8	0	1	0	1	0	0	0	0	9	9	0	9	9	6	3	3	3	3	2	2	1.5	6	6
Whitecourt Central	0	0	60	47	57	61	56	55	0	276	0	0	0	0	0	0	0	0	336	306	1.5	333	304.5	351	326	317	391	393	383	357	345	346	329
TOTAL	110	0	332	347	354	333	347	349	355	2085	356	361	433	1150	389	355	335	1079	4756	4590	12.5	4734	4577.5	4540	4535	4413.5	4817	4739.5	4720	4730.5	4770	4796.5	4815.5

March 1, 2024 - nw

5 Year Projected Enrolment for 2025-2028 Capital Plan

	Yr 1	Utilization	Yr 2	Utilization	Yr 3	Utilization	Yr 4	Utilization	Yr 5	Utilization
Elmer Elson Elementary	280	61%	280	61%	280	61%	280	61%	285	62%
Pat Hardy Primary	340	84%	340	84%	340	84%	340	84%	350	87%
Whitecourt Central	270	58%	280	60%	285	61%	285	61%	290	63%
Darwell	142	54%	145	56%	145	56%	145	56%	145	56%
Grasmere	124	39%	125	39%	125	39%	125	39%	125	39%
Sangudo Community	120	66%	124	69%	124	69%	120	66%	120	66%