



Conseil scolaire du
NORD-OUEST N°1

Se donner **des racines** et **des ailes**

Capital Plan

2021-2024

Priority 1: École Héritage - Modernization

A. Description and Zone:

The CSNO currently operates one Pre-K to grade 12 Catholic school. École Héritage located in Falher, serves the towns of Falher, Donnelly, McLennan, Girouxville, Nampa, Peace River, as well as, Smoky River County, Northern Sunrise County and Birch Hills County. Since 1997, École Héritage has occupied the facilities of the former Collège Notre-Dame, founded in 1948 by the Oblates and sold to the CSNO in 1996. The Collège was renovated and modernized as a K-12 school.

The CSNO is asking that the building be renovated and upgraded to meet the needs of the student population from preschool through grade 12 since the building is in dire needs of major renovations and our IMR funds can not keep up with these projects and putting the other school under strain.

B. Main Driver: Age and condition of the facility

Since 1997, the CSNO has made many upgrades, including the construction of a new gymnasium (1997), an expansion of the eastern wing of the school (2001) and the addition of the CTS classroom (2002).

Although the space is more than sufficient to accommodate the existing student population, the building is old, and even after numerous repairs, it is deteriorating considerably every year.

1. Mold has been found in areas of the lower level floor and we have made the necessary actions to remove it. (APPENDIX A) This is being closely monitored. The area where a significant amount of mold was found is an old storage area dating from 1948. This storage is located on the north side of the school. (APPENDIX B) This room has not windows, no ventilation and the ceiling, which is a concrete pad, is decaying. The CSNO needs to close permanently the access door leading to this storing room, remove the concrete pad and fill the storage area. This can not be done without extensive work. This is also a site with a sump basin and pump to limit the amount of water accumulating on the North side of the school. It is also where the gas line to the building is connected. (APPENDIX C)

2. Because of the increase of moisture surrounding the building, the CSNO is concerned about the deterioration of the building’s foundation. We are working with an engineering firm to monitor the situation. (APPENDIX D) After a site survey in August of 2019, it was determined that the elevation differential for the building is greater than usual for a similar building. (APPENDIX E) As recommended, our maintenance staff is required to remove the snow around the building to limit damage to the foundation. This is very time consuming but required. We will have another site survey in August 2020.

3. In order to ensure the safety, health and well-being of our community, the CSNO has done many repairs to the stairs of the front entrance. In 2018, major repairs have been made to the stairs but it is recommended that the stairs should be replaced. (APPENDIX F) Inspections to the stairs are made every Fall. During our last inspection (August 2019), the stairs was already showing significant deterioration. A more detailed inspection is planned for August 2020. In 2017, the CSNO requested an estimate for the removal and replacement of the front stairs. (APPENDIX G) This is and remains a substantial investment for the CSNO to find a sustainable, long-term solution for our Francophone school community.

C. 5-year Enrolment:

According to data from Statistics Canada, there is a substantial pool of children residing in the catchment area who do not attend École Héritage. The report obtained by the CSNO is attached (APPENDIX H)

In view of the large pool of children who could be eligible to attend École Héritage, the numbers justify a full renovation of the current building. It may prove more effective to build a new school on the adjacent site if the cost of renovating the current school is too high. Among other things, the construction of a new school would help improve the perception and image of the school and could attract new students. APPENDIX H

School year	Enrolment (K-12)
2015-2016	124
2016-2017	136
2017-2018	142
2018-2019	148
2019-2020	158

D. 5-year Projected Enrolment (without a modernization):

School year	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Pre K	9	10	10	10	10	10
K	13	9	10	10	10	10
1	12	13	9	10	10	10
2	19	12	13	9	10	10
3	12	19	12	13	9	10
4	11	12	19	12	13	9
5	15	11	12	19	12	13
6	16	15	11	12	19	12
7	10	16	15	11	12	19
8	10	10	16	15	11	12
9	10	10	10	16	15	11
10	10	10	10	10	16	15
11	8	10	10	10	10	16
12	12	8	10	10	10	10
Total (Prek-12)	166	164	167	167	167	167

E. IMR work done in past 5 years (with cost):

2014-2015	Roof repair	991\$
	Stairwell-paint	15 850\$
	Replace hot water tank	12 156\$
2015-2016	Blinds replacement	8 714\$
2016-2017	Basement/crawlspace restoration, mold removal	12 928\$
	Exterior stair entrance repair study	3 780\$
	Lino replacement stairwells	5 020\$
	Kitchen water heater	416\$
	Public address system replacement	12 500\$
	Telephone replacement	1 863\$
	Fire panel replacement	24 554\$
	Flagpoles	5 182\$
	Asbestos investigation	3 175\$
2017-2018	Exterior stair entrance repair	27 952\$
	Window casing replacement	5 314\$
	Water valve replacement	4 603\$
	Chain link fence replacement	2 452\$
	TOTAL:	147 450\$

F. IMR Work Required:

In addition to the work described in the previous section, additional work is required according to our VFA and their condition. These renovations are long overdue.

Renovation	Recommended Year for Action	Estimated Cost
Replace 1964 Aluminum Windows – main	2015	\$ 93 086.00
Replace utility doors	2015	\$ 73 492.00
Replace tiles*	2017	\$ 51 680.00
New weeping tile sump and pump	2011	\$ 13 000.00
	TOTAL:	\$ 231 258.00

Priority 2: NEW Elementary School in North of Grande Prairie

A. Project Description

The information provided by statistics Canada (APPENDIX I) indicates that the possible population of students for Francophone education in the Grande Prairie region is higher than the number of current students enrolled at École Nouvelle Frontière. The CSNO believes that a Francophone school in the northern district of the City of Grande Prairie or in the County of Grande Prairie would allow parents entitled to French-language education in this region to have access to a francophone school. To attend École Nouvelle Frontière, located in the southwest section of Grande Prairie, bus times for the students living in the north of the city of Grande Prairie and in the towns of Clairmont and Sexsmith are very long and not comparable to the anglophone children in the same location.