



Holy Family
Catholic Separate School Division

3-Year Facility Capital Plan (2027-2030)

Approved by the Board of Trustees: 02/18/2026



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Introduction & Overview

The Holy Family Catholic Separate School Division's Three-Year Capital Plan (2027-2030) presents infrastructure investments needed to ensure safe, modern, and effective learning environments that support our mission of providing quality Catholic education to rural communities in northern Alberta. After careful evaluation of all our facilities and their needs, our Board of Trustees has made the strategic decision to focus this capital plan on the two most urgent priorities. This deliberate approach reflects the critical nature of our top priority, the replacement of St. Andrew's School in High Prairie.

Our capital planning process involves evaluation of all facilities through Alberta Infrastructure's School Facility Evaluation Program, analysis of utilization rates and enrollment projections, community consultations, and alignment with our division's educational programming goals. The priorities identified in this plan represent projects where delay would result in escalating costs, continued deterioration of learning conditions, or compromise to student safety.

Both capital priorities identified in this plan have appeared in previous submissions for more than five years. Continued deferral of upgrading these facilities has resulted in escalating costs, increasing operational risk, and growing constraints on educational programming. Over time, aging building systems, structural degradation, and inflationary pressures have materially reduced the effectiveness of incremental maintenance investments. The Division has reached a point where continued delay no longer represents prudent asset stewardship and instead increases the risk of emergency repairs, service disruptions, and compromised learning conditions.

The St. Andrew's School replacement remains our highest priority due to critical structural issues, water infiltration problems, and an inefficient layout that impacts educational delivery. With maintenance costs projected to exceed \$8.79 million, foundation settlement issues, and over 65 years of service since initial construction, the facility has reached a point where replacement represents the most cost-effective and educationally sound solution, as confirmed by a provincial Value Scoping exercise.

This capital plan has been developed in accordance with Alberta Education's School Capital Manual guidelines and was approved by the Board of Trustees on Wednesday, February 18, 2026, as documented in the board meeting minutes of that date.

Summary of Capital Priorities (2027-2030)

Priority	School	Community	Project Type	Grade Configuration	Project Driver(s)
1	St. Andrew's School	High Prairie	Replacement School	K – 12	Building Condition, Functionality, and Programming
2	Good Shepherd School	Peace River	Modernization	K – 6	Building Condition



Priority 1 – St. Andrew’s Replacement School

School Information

Item	Details
School Name	St. Andrew's School
Location	High Prairie
Current Grade Configuration	ECS-12
Proposed Grade Configuration	ECS-12
Current Gross Area (m ²)	6,784
Original Construction Year	1957
Estimated Replacement Cost	\$36,597,348
Original Audit Score (2018)	401
5-Year Facility Condition Index (FCI)	0.2084
Current Adjusted Enrolment (ACU 2025-26)	456
Net Capacity	789
Utilization Rate	58%
Current Maintenance Renewal Needs (VFA)	\$8,792,579
5-Year Maintenance Renewal Needs (VFA)	\$9,927,325

Project Drivers

Primary Drivers

- Building Condition:** The facility has significant structural, mechanical, and electrical deficiencies as identified in provincial audits, with current maintenance needs exceeding \$8.79 million. The concrete slab on grade in the 1998 section has settled due to degradation of organic lenses within the bearing material, requiring geotechnical investigation and mitigation. Water infiltration occurs through the footing of the school during significant rain or spring runoff, entering adjacent classrooms.
- Functionality and Programming:** The current layout resembles a maze due to multiple additions over the years, creating supervision challenges and inefficient use of space. Dedicated CTS spaces are lacking, with the stage in the gymnasium currently being used as a temporary Woods Lab. A replacement would allow for modern learning environments, including appropriate CTS labs to enhance programming options.



Secondary Drivers

1. **Efficiency Solutions:** The current facility is significantly underutilized at 58%, and a replacement school would provide an opportunity to right-size the facility to better match current and projected enrolment also helping to reduce regular O&M costs.
2. **Health and Safety:** Water infiltration issues pose potential health concerns related to mold and moisture. Settling foundation issues presents safety risks that require ongoing monitoring.

Project Rationale

A Value Scoping exercise was completed in 2023 with funding from Alberta Infrastructure. The exercise evaluated options between modernization and replacement, assessing both financial and educational impacts. The final report confirmed that replacement is the most viable solution due to:

1. The extensive scope of required modernization which exceeds 75% of replacement costs,
2. A new facility would eliminate the complex, maze-like layout that creates supervision challenges,
3. A new facility would better accommodate modern educational programming and provide opportunities for CTS programming,
4. Operational efficiencies would be gained in a purpose-built, energy-efficient facility.

The exercise identified the following objectives:

- Provide an environment supporting 21st Century Learning and a full spectrum of programming, including Career and Technology Studies
- Ensure appropriate capacity and size for enhanced program opportunities and efficient use of resources
- Address short and long-term maintenance issues
- Explore enhancement of existing partnerships and new partnership opportunities

Continued deferral of the St. Andrew's School replacement project presents increasing risks to student safety, operational continuity, and fiscal responsibility. Ongoing foundation settlement and water infiltration increase the likelihood of unplanned classroom disruptions, localized closures, and emergency remediation. As the facility ages, reliance on short-term corrective maintenance yields diminishing returns and does not meaningfully extend the building's service life. Deferral also increases the probability that future interventions will be reactive rather than planned, resulting in higher costs and reduced value for public investment.



Site Information

The proposed replacement would be constructed on the existing school site, which provides adequate space for a new building while the existing school remains operational. A specific location on the site has been identified that would minimize disruption to ongoing school operations during construction.

The site is fully serviced with all required utilities and meets the provincial Site Evaluation Checklist requirements. The school jurisdiction owns the site, and no additional land acquisition is required. The site is appropriately zoned for educational use.

Alternative Options Considered

The following alternatives were examined and deemed insufficient:

1. **Full modernization of existing facility:** Evaluated in the Value Scoping study and determined to be cost-prohibitive given the extent of required renovations and the resulting limitations of working within the existing structure. Modernization costs are expected to exceed 75% of the costs of a replacement school.
2. **Partial modernization:** This would not address the fundamental layout issues and would leave significant portions of the aging infrastructure in need of future maintenance.
3. **Addition of modular classrooms for CTS programming:** This would not address the core structural issues, water infiltration, or inefficient layout.

Educational Impact

The replacement school would significantly enhance educational programming by:

1. Providing dedicated spaces for CTS programming, eliminating the need to use the gymnasium stage as a makeshift Woods Lab
2. Creating flexible learning environments aligned with modern educational practices
3. Improving the flow of the building to enhance supervision and student safety
4. Providing appropriate technology infrastructure to support digital learning
5. Offering spaces that can support community partnerships and extended learning opportunities



Current Partnerships and Partnership Opportunities

The school currently partners with the local parish for religious education. A replacement school would provide opportunities to explore enhanced partnerships with:

- Northern Lakes College for dual-credit programming
- Local businesses for expanded CTS and work experience opportunities
- Community and government organizations for shared-use spaces
- Local municipality for recreational facilities

Financial Implications

A replacement school would result in significant operational savings through:

1. Reduced maintenance costs (estimated at \$250,000 annually)
2. Enhanced energy efficiency (estimated 30% reduction in utility costs)
3. More efficient use of space, reducing cleaning and operational costs
4. Elimination of emergency repairs that have been increasingly frequent

Since the completion of the Value Scoping exercise, construction cost escalation and further deterioration of building systems have reinforced the conclusion that replacement represents the most cost-effective long-term solution. Continued investment in the existing structure through IMR funding does not address core structural deficiencies, inefficient circulation, or programming limitations, and further delays will continue to erode the facility's financial and educational viability.



Priority 2 - Good Shepherd School – Modernization Project

School Information

Item	Details
School Name	Good Shepherd School
Location	Peace River
Current Grade Configuration	K - 6
Construction Year	1988
Current Enrolment (2025-26)	410
Net Capacity	506
Utilization Rate	81%

Project Drivers

Primary Driver: Building Condition

The school requires significant mechanical system upgrades that exceed regular maintenance funding capabilities. Key issues include:

1. The original (1988) Glycol Distribution System is past its life expectancy and requires replacement. The Division has been regularly adding glycol to the system to keep up with fluid loss.
2. While heating boilers and circulating pumps with variable frequency drives were added in 2023, and pneumatic controls were replaced with DDC in 2020, the glycol system piping, gate valves, and unit heaters still require replacement.
3. The four air handlers need replacement due to the end of the life cycle and to conform to new ASHRAE standards for indoor air quality.
4. All domestic cold/hot and return water lines are past life expectancy.

According to the facility audit, system replacement costs will exceed \$2,500,000.

Recent Improvements and Enrolment Management

1. In 2017, a new modular classroom was added to meet Class Size Initiative targets and alleviate enrolment pressures.
2. In the summer of 2019, an IMR-funded renovation was completed to better meet the needs of playschool, ECS, and grade one students.
3. In 2020, system pneumatic controls were replaced with DDC, including all zone valves.
4. In 2023, heating boilers and circulating pumps with variable frequency drives were added.



Project Rationale

While targeted investments have extended the functionality of select systems, several core mechanical and distribution components have exceeded their service life and now present a significant risk of failure. The interconnected nature of the building's heating, ventilation, and domestic water systems limits the Division's ability to phase replacements without major disruption to instruction. Continuing the operation of end-of-life systems increases the likelihood of unplanned outages, particularly during winter conditions, resulting in immediate instructional and operational impacts.

The 2019 third-party evaluation continues to guide investments in this school building and identifies critical systems that have reached end-of-life. These systems require comprehensive modernization beyond what can be addressed through regular IMR funding.



Summary

Holy Family Catholic Separate School Division's top capital priority is to replace the current St. Andrew's School in High Prairie due to:

1. Critical building condition issues including foundation settlement, water infiltration, and significant structural, mechanical, and electrical deficiencies requiring \$8.8 million in immediate maintenance needs and \$9.9 million in five-year maintenance requirements
2. A complex, inefficient layout resulting from additions over 65+ years that creates supervision challenges, compromises security and limits educational programming
3. The substantial cost of modernization (exceeding 75% of replacement costs) without resolving fundamental layout issues
4. The need for appropriate Career and Technology Studies (CTS) spaces currently lacking in the facility

The replacement school would yield significant benefits:

- Annual operational cost savings of approximately \$250,000
- Estimated 30% reduction in utility costs through enhanced energy efficiency
- Improved educational outcomes through purpose-built learning environments
- Enhanced community partnerships with local organizations
- A safer, healthier environment for students and staff

Continued postponement will result in increased lifecycle costs, heightened operational risk, and reduced ability to deliver safe, modern learning environments.

The Division has completed necessary planning and due diligence work to advance our top priority immediately upon funding approval. Sites are owned, serviced, and suitable for construction, and prior studies confirm that the proposed solutions represent the most responsible use of public capital funding. The project is ready to proceed and aligns with provincial priorities related to student safety, asset stewardship, and long-term sustainability of rural school infrastructure. This project represents a prudent investment that will serve the High Prairie community for generations.

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