

A photograph of a modern school interior. In the background, there are rows of white lockers. In the foreground, there is a white concrete counter with three yellow plastic chairs on metal stands. The floor is highly reflective, showing the chairs and lockers. The ceiling has recessed lighting.

# **CLEARVIEW PUBLIC SCHOOLS**

## **THREE YEAR CAPITAL PLAN FOR 2024-2027**

**Group2**

Architecture  
Interior Design



Clearview Public Schools

#### Revision Issuance Record:

Issue	Date
Draft	June 13, 2023
Complete Report	June 26, 2023
Update, review and Approve	March 19, 2024

#### Acknowledgments

Clearview Public Schools

Group2 Architecture Interior Design Ltd.

**Group2**

Architecture  
Interior Design

# Contents

<b>1.0</b>	<b>The Stettler Solution</b>	<b>1</b>
1.1	Background	1
1.2	Stettler Middle School Value Scoping Session	3
1.3	The Stettler Solution	6
<b>2.0</b>	<b>Preliminary Cost &amp; Area Analysis</b>	<b>7</b>

# 1.0 The Stettler Solution

## 1.1 Background

Clearview School Division, like many rural school jurisdictions, has experienced declining enrollments throughout the school jurisdiction. To assist with long term planning and the establishment of capital priorities and plans, Clearview School Division has recently undertaken an Analysis Toward a Ten Year Capital Plan and a Value Scoping of Stettler Middle School.

The majority of the schools within Clearview School Division are over fifty years old and while most have been modernized during their life spans, their designs and layouts reflect how education was seen during those eras which is significantly different from the current educational pedagogy and guidelines for school design.

Additionally and very notably is that the majority of schools within the school jurisdiction are very under-utilized and the division's projected enrollments do not indicate significant growth, if any.

The school division's objective is to provide the best inclusive educational opportunities for all students with diverse learning needs, and as such the school facilities need to provide learning spaces that allow for modern teaching methods and promote creativity and optimum student learning environments.

There are two schools in the Town of Stettler; Stettler Elementary School, grades K-6 and the William E. Hay Secondary Campus, grades 7-12, made up of the middle school and high school buildings, which are connected at the middle and north end of the Stettler Campus. Stettler Elementary School operates from the south portion of the Stettler Complex.

### William E. Hay Secondary Campus

William E. Hay Secondary Campus accommodates students in grades 7-12 and currently has a 44% utilization rate with an adjusted enrollment of 691. The building is 62+ years old and has aging building components. Although the school has been modernized several times over the years, the school was built in a different era and it's design and layout is no longer functional or conducive to 21st century learning.

The school was built in 1961 with additions in 1962, 1969, 1986, 1999 and 2008 which included the modernization of the high school. The drama theatre in the high school was funded by the community but it was turned over to the school as it was too expensive to maintain the space. The theatre includes a canteen. Not much has been done to this area. The school's layout is a bit of a maze that represents the many modernizations over the years.

- The mechanical and electrical systems need to be replaced in the middle school.
- The building is sprinklered.
- There is not enough student gathering space in either the middle school or high school. Both schools need to use space more effectively.
- The school is barrier-free but means entering from different areas. The main entrance is at the back of the school.
- The administration area has been modernized and there are large windows, a large reception platform (not barrier-free); however, there is poor visibility of the main entrance.
- There is a commercial kitchen used for high school but it is quite small. Students prepare the snacks for the cafeteria. The Home-Economics area is used by the junior high students.

- Many parts of the school are very dated including the gymnasium and change rooms. Some of the washrooms have been modernized but are not in great condition and are for the most part dated.
- Classrooms and millwork is dated throughout school.
- There is limited flex and breakout space in the school.
- The shop and makers space is used primarily for middle school students and students from other schools.
- The Learning Commons is in the former Home-Economics space and is very basic. The perimeter area has a few bookshelves and steps down to a newer carpeted area with tables and seating area that is not barrier-free.
- The gymnasium is small with no regulation courts except basketball.
- The school is more than double the size that is required; especially the CTS facilities that were built in the 1960s. (They are a very valuable asset as they would never be approved or built today.) Students from most of the schools in the jurisdiction (Big Valley School, Botha School, Brownfield School, Byemoor School, Donalda School and Erskine School) attend William E. Hay Secondary Campus for junior high and or high school and for all CTF and CTS courses.

### **Stettler Elementary School**

Stettler Elementary School, accommodates students in grades K-6, is 80% utilized and has an adjusted enrollment of 599 students. The school was built in 1954 with additions in 1956, 1969 and 1990 when the gymnasium was added. It was last modernized in 1993. The school is 69 years old and like the secondary campus, has aging building components which need to be replaced and requires reconfigurations of space to make the school more functional for today's teaching and learning styles.

Stettler Elementary School has a high utilization and although the secondary school does not have high utilization it will remain viable as the elementary school feeds it.

### **Stettler Campus & Site**

Both schools require new front entrances and reconfiguration of the administration space to meet safety requirements and provide clear visibility for student safety. Additionally, the replacement of aging building components; mechanical system, electrical system, and building envelope are required as these systems are well past their life expectancy.

The Stettler schools were built in a different era and do not have modern 21st century teaching and learning spaces which are open and multi-purpose and provide flexibility with moveable walls between classrooms, informal teaching pods in communal areas, group learning areas, pull out spaces, or interactive creative studios and maker spaces, making it difficult to meet today's programming requirements. Consequently, the schools need to be redesigned and reconfigured to allow for better functionality and programming opportunities.

The bus drop off area which is shared by the schools receives minimally 15 busses and is a huge safety concern as a result of the congestion and its location in front of the entire Stettler Campus. Approximately 180-200 students are currently bussed and this number could increase.

Both schools require wrap around space for students and community agencies, perhaps with partnership arrangements which currently cannot be accommodated within the existing types of space in the school which is predominantly regular classroom space.

## 1.2 Stettler Middle School Value Scoping Session

On April 12 and 13, 2023, a Value Scoping Session was undertaken by Clearview School Division which included 14 participants from the school jurisdiction, 6 participants from the Alberta government and 7 consultants.

The objective of the Value Scoping Session was to explore all viable options for the modernization of Stettler Middle School, to address many aging building components as well as functional upgrades to meet program requirements and 21st century teaching and learning styles for the William E. Hay Secondary Campus. Although Stettler Elementary School was not intended to be part of the value scoping exercise, the participants chose to include the elementary school in the development of a campus approach for grades K -12.

During the two day Value Scoping Session, participants brainstormed and worked through a facilitated process to discuss, formulate and identify options for the modernization of Stettler Middle School. Five modernization solutions were developed. As well, two replacement school options were costed as comparators. In summary, the modernization options cost from \$53,952,898 to \$96,561,786 and the replacement schools \$45,386,905 (Elementary School) and \$80,287,323 (Jr/Sr High School). All five modernization options identified the need for a new mechanical and electrical system throughout the school and included the renovation and reconfiguration of various spaces to improve the school's functional abilities. There were several variations between the options which relocates/shifts the front entrance of the school and administration space to address safety concerns, adds new spaces for instructional space, a learning commons, gymnasium and gymnasium storage, stairways, multi-purpose space, and ancillary space to enhance 21 Century Learning opportunities for students and teachers.

Based on criteria developed by the participants, option 2 was recommended as the highest scoring option with a rating of 87.31 out of 100. This option was deemed to provide the best 21st Century Learning opportunities of the options developed, as well as the greatest increase in functionality of the spaces and addressed the relationship with elementary school.

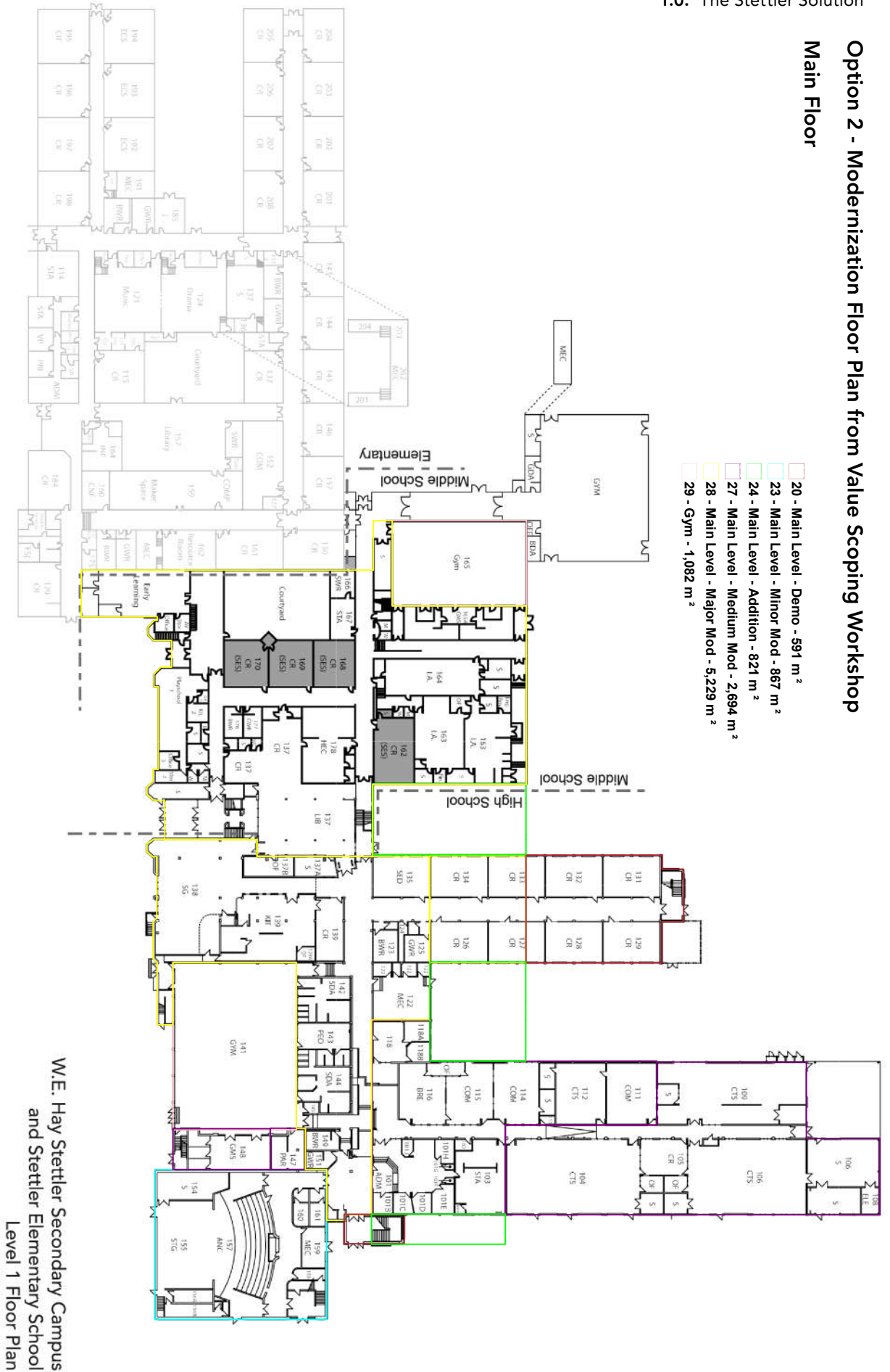
This option includes a new mechanical and electrical system throughout the school. It demolishes the middle and elementary schools and adds a new gymnasium, administration space and a learning commons on the footprint of the demolished piece and adds a new, stand-alone elementary school on the existing site but facing south. The elementary school will share the gymnasium. There will be a walk-in learning commons with wrap around services in the lower academic hallway and cosmetology will move so it's situated better for a public entrance. Band moves to the administration area. In this option the front entrances for both schools are addressed through the modernization and new school and will provide better supervision and security for students. This option provides a good advantage for decanting as well as renewal to LEED. The estimated cost is \$96,561,786.83

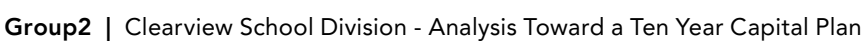
Upon evaluation and consideration of the recommendation of the Value Scoping Report, Clearview School Division adopted option 2 as its capital project request - solution. This request as outlined in the Capital Manual is an integrated approach solution to meet the project delivery objective for more than one school. This project in particular will require construction activity that three schools will benefit from.

# Option 2 - Modernization Floor Plan from Value Scoping Workshop

## Main Floor

- 20 - Main Level - Demo - 591 m<sup>2</sup>
- 23 - Main Level - Minor Mod - 867 m<sup>2</sup>
- 24 - Main Level - Addition - 821 m<sup>2</sup>
- 27 - Main Level - Medium Mod - 2,694 m<sup>2</sup>
- 28 - Main Level - Major Mod - 5,229 m<sup>2</sup>
- 29 - Gym - 1,082 m<sup>2</sup>







## 1.3 The Stettler Solution

The main driver of The Stettler Solution is to eliminate excess school space within the Town of Stettler and potentially within the entire school jurisdiction in the future. This will address current enrollments and achieve reduced operational costs, provide opportunities for improved program delivery and efficiencies and to spread out on the site and address busing and parking concerns.

The solution involves a project with three components and all three components are necessary to attain the desired results:

### **Component One - Modernization of the Existing Secondary Campus**

Component one would capture the modernization of the existing secondary campus ( middle school and high school) including a new mechanical and electrical system throughout the school. It demolishes a portion of the middle school, reducing excess space, and adds a new gymnasium, administration space, and a learning commons on the existing footprint. Additionally, existing space is reconfigured to include wrap around services in the lower academic hallway, cosmetology moves to be better situated at a public entrance, and band moves to the existing administration area to concentrate noisy spaces together. This option provides a good opportunities for decanting as well as renewal to LEED.

### **Component Two - New, Stand-Alone Elementary School**

Component two would add a new, larger stand-alone 795 capacity, K-6 school on the existing site but facing south. The new school will provide new building components and modern and functional instructional and non-instructional spaces to accommodate today's learning and teaching styles. The elementary school will share the new gymnasium that would be built as part of Component One. The exact location and siting of the new facility would take into account the site safety issues described previously in this document including bus and parent drop off, as well as parking and play areas and work to remedy them.

### **Component Three - Demolition of the Existing Elementary School.**

The existing site is large enough to accommodate the new elementary replacement school prior to demolition which will provide decanting space for the duration of the project.

### **Summary**

A new stand-alone replacement school would provide many opportunities for the school jurisdiction. With the current adjusted enrollment of 599 students, the anticipated demographic trends, and the possibility of accommodating approximately 210 other elementary students from other schools in the jurisdiction in the future, the school is extremely viable and will be well utilized well into the future. By incorporating this capacity from the start of the project, the jurisdiction will also ensure that it has a viable space for all students in the jurisdiction in the event of a major building component failure at another of its aging facilities.

Modernizing the secondary complex would also allow for the continued amalgamation of the junior high students from other schools in the jurisdiction and community in the future, in addition to providing quality learning environments for the existing junior and senior high school students. It will provide opportunities to create areas to offer the new programming the administration is interested in offering. It may also provide the opportunity to develop the middle school to accommodate community and wrap around services, and develop gathering or multipurpose space that can be used by the school and community groups.

## 2.0 Preliminary Cost & Area Analysis

The below cost analysis was produced by Tech-Cost Consultants Ltd. as part of the Stettler Middle School Value Scoping Session and outlines the program areas and associated demolition and construction costs for the modernization of William E. Hay Secondary Campus as well as the construction of a new 795 capacity K-6 elementary school and demolition of the existing Stettler Elementary School.

PROGRAM AREA (M²)	A DEMOLITION	B PRESERVATION	C NEW	TOTAL (B+C)
<b>WILLIAM E. HAY SECONDARY CAMPUS</b>				
Main Level Demo	4,118			0
Second Level Demo	1,785			0
Gym Storage, Addition			264	264
Gym, Addition			935	935
Main Level - Addition			1,017	1,017
Gym - Medium Mod		697		697
Main Level - Major Mod		1,647		1,647
Main Level - Medium Mod		3,757		3,757
Main Level - Minor Mod (PAC)		867		867
Second Level - Major Mod		361		361
Second Level Medium Mod		3,190		3,190
Second Level Minor Mod (Aux)		174		174
<b>STETTLER ELEMENTARY SCHOOL</b>				
Main Level Elementary - Demo	5,102			0
New K-6 795 capacity (ES)			6,345	6,345
<b>TOTAL</b>	11,005	10,693	8,561	19,254

CAPITAL COST			
	AREA (M <sup>2</sup> )	COST PER M <sup>2</sup>	TOTAL COST
<b>A DEMOLITION</b>			
Demo Building	11,005	\$225	\$2,476,125
Interior Selective Demo	10,693	\$75	\$801,975
Hazmat	21,698	\$125	\$2,712,250
<b>A Demolition Net</b>			<b>\$5,990,350</b>
<b>B PRESERVATION / MODERNIZATION</b>			
Gym - Medium Mod	697	\$2,367	\$1,649,799
Main Level - Major Mod	1,647	\$3,156	\$5,197,932
Main Level - Medium Mod	3,757	\$2,367	\$8,892,819
Main Level - Minor Mod (PAC)	867	\$1,183.50	\$1,026,095
Second Level - Major Mod	361	\$3,156	\$1,139,316
Second Level - Medium Mod	3,190	\$2,367	\$7,550,730
Second Level - Minor Mod (Aux)	174	\$1,183.50	\$205,929
<b>B Preservation / Modernization Net</b>			<b>\$25,662,620</b>
<b>C NEW / EXPANSION</b>			
Gym Storage, Addition	264	\$3,945	\$1,014,480
Gym, Addition	935	\$3,945	\$3,688,575
Main Level - Addition	1,017	\$3,945	\$4,012,065
New K-6 795 capacity (ES)	6,345	\$3,945	\$25,031,025
<b>C New / Expansion Net</b>			<b>\$33,773,145</b>
<b>D OTHER</b>			
Bus Loop (per bus)	19 ea	\$5,700	\$108,300
<b>D Other Net</b>			<b>\$108,300</b>
<b>Z CONTINGENCIES</b>			
Location		15.0%	\$9,830,162
Project		5.0%	\$3,276,720
Construction		7.0%	\$4,587,409
<b>Z Contingencies Net</b>			<b>\$17,694,292</b>
<b>(A+B+C+D+Z) Construction Net</b>			<b>\$83,228,707</b>
<b>SOFT / OTHER COSTS</b>			
Land Purchase			\$0
Site Services			\$0
Project Admin		2.0%	\$1,664,574
Programming			\$0
Design Fees		10.0%	\$8,322,870
Furnishings & Equipment		4.5%	\$3,745,292
IT			\$0
CTS Equipment			\$0
Decanting			\$0
<b>Soft / Other Net</b>			<b>\$13,732,736</b>
<b>SUB-TOTAL</b>			<b>\$96,961,444</b>
Non-refundable GST		1.60%	\$1,551,383
<b>CAPITAL COST TOTAL (APRIL 2023 \$)</b>			<b>\$98,512,827</b>

group2.ca

# Group2

Architecture  
Interior Design

**Edmonton**

900, 10150 100 Street NW  
Edmonton AB T5J 0P6  
+1 780 447 2990

**Red Deer**

200-4706 48th Avenue  
Red Deer AB T4N 6J4  
+1 403 340 2200

**Calgary**

505-237 8th Avenue SE  
Calgary AB T2G 5C3  
+1 403 212 0960

**Saskatoon**

630c 10th Street E  
Saskatoon SK S7H 0G9  
+1 306 979 2935

**Ottawa**

371A Richmond Road  
Ottawa, ON K2A 0E7  
+1 343 549 4851