



School Capital Plan

2007-2008, 2008-2009, 2009-2010

Prepared by Capital and Urban Planning Services



Crossing Park School



Calgary Board of Education

Final: May 2007

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1.0 INTRODUCTION

The Calgary Board of Education (CBE) is a global leader in public education. As the largest school district in Western Canada, the CBE provides a full range of educational services for all instructional programs from Kindergarten through to Grade 12. The Calgary Board of Education is the first public school district in Canada to receive the Conference Board of Canada's national award for excellence in governance. The "2007 Spencer Stuart National Awards in Governance for a Public Sector Organization and Overall Governance" recognizes superior performance of the CBE school system and the contribution of the governance model to the long-term success of public education in Calgary.

The CBE addresses the complexity and diversity of nearly 100,000 students through more than 200 schools, 8,500 permanent employees and an operating budget of \$838 million. The Calgary Board of Education is known for its leadership, diverse programs, and innovative system design within a collaborative culture, and is focused on providing quality education and equitable access to all of its students. The CBE incorporates a decentralized administrative system into five Areas, with regional offices for facilitating curriculum and program planning and decision making.

Over the past decade, Calgary has seen tremendous growth and economic prosperity. Population growth has been strong, incomes have been rising and unemployment has dropped to unprecedented levels. One simple indicator of the magnitude of the growth is that the population of Calgary increased 115,200 persons between 2001 and 2006, an average of 23,040 persons per year.

The City of Calgary report, "Calgary and Region Socio-Economic Outlook 2006-2011" (October 2006), identifies continued strong growth for Calgary. The City forecast indicates the total population of Calgary will reach 1,112,800 in 2011, an increase of 121,100 persons from the 991,700 total as at April 2006 by the Civic Census. On July 25, 2006, Calgary welcomed its 1 millionth citizen. Calgary became the third city in Canada to reach a million people, after Toronto and Montreal. This five-year population forecast to 2011 represents an average increase of 24,220 persons per year during this period, which is an increase of 1,180 persons per year in comparison to the past five years.

Calgary Total Population (,000s)										
Actual						Projected				
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
876.5	905.0	922.3	933.5	956.1	991.7	1,020.1	1,044.1	1,068.0	1,090.6	1,112.8

Calgary and Region Socio-Economic Outlook, 2006-2011 – October 2006

1.1 CBE Student Enrolment

The Calgary and Region Socio-Economic Outlook 2006-2011 indicates the Alberta economy is expected to increase by 6% in 2006 and to level off to 4% in 2008. In 2006, Calgary's population grew by 35,681 persons and the total net migration increased to 25,794 from 13,677 in 2005. This sharp increase is partly explained by the relatively faster job creation rate in Calgary. The natural increase, defined as births less deaths, rose to 9,887 in 2006 from 8,906 in 2005. This above-average natural increase can be attributed to the cumulative effects of positive net migration as individuals who migrate are generally of child-bearing age.

The Calgary Board of Education serves a Kindergarten to Grade 12 enrolment of 98,477 students (based on September 30, 2006, enrolments). The CBE enrolment figures indicate that the Kindergarten to Grade 12 population of 98,477 students is 1,546 students more than the previous year's enrolment of 96,931 students. The five-year history of CBE student enrolments from 2002 to 2006 indicates a relatively stable pattern of enrolment from 2002 to 2004 and then a 2.8% increase from 2004 to 2006.

Enrolments are expected to increase by approximately 728 students over the next three years with an enrolment projection of 99,205 students (excluding Continuing Education) for the 2009-2010 school year if current trends continue. In terms of five-year projections, enrolments for the 2011-2012 school year are projected to be 100,930 (excluding Continuing Education); an increase of approximately 1,725 students from 2009-2010.

Factors that impact enrolments for Kindergarten and Grade 1 are the number of births in Calgary and the intake from the total pool. The number of actual births to Calgary residents between 2000 and 2006 was 72,974, as identified in the 2006 Civic Census. This is a 1,827 children increase from 71,147, the number of children born between 1999 and 2005.

A brief summary of September 30, 2006, student enrolment and projected September 2007-2011 enrolments are as follows:

Five-Year Enrolment Projections 2007-2011						
	Actual 2006	Projected				
		2007	2008	2009	2010	2011
Kindergarten	6,477	6,555	7,025	7,125	7,070	7,150
Elementary (Grades 1-6)	42,104	42,045	42,410	43,165	43,815	44,580
Junior High (Grades 7-9)	22,415	22,375	22,385	22,410	22,550	22,725
Senior High (Grades 10-12)	26,083	25,955	25,290	25,105	25,060	25,075
Outreach Programs & Unique Settings (K-12)	1,398	1,400	1,400	1,400	1,400	1,400
Total Student Count	98,477	98,330	98,510	99,205	99,895	100,930

All projections are subject to annual review and update.
Projections use September 30, 2006 enrolments as a base.

1.2 Calgary Growth and Development

A major challenge for the Calgary Board of Education in new school construction is working within the growth trends and development practices of the City of Calgary. The policy of the City is to have, within the City's jurisdiction, at least a thirty-year supply of developable lands, to allow for the comprehensive planning of new areas, and to encourage choice and competition in the market place.

The City of Calgary supports an actively competitive land market in all areas of the City and there are over 35 new and developing municipal communities in varying stages of development. The large number of concurrently developing communities puts increased pressure on the CBE to meet the expectations of parents for school construction in their community. New schools in the right places support CBE's desire to accommodate students closer to home. In terms of population growth, the City of Calgary's "Suburban Residential Growth 2006-2010" indicated the 2004-2005 population increased 23,816

persons in the developing municipal communities, and decreased 1,233 persons in the inner-city and established areas.

Forecasted Suburban Growth 2006-2010

As identified in the “Suburban Residential Growth 2006-2010,” historical averages are calculated for the allocations determining the proportion of the total City housing forecast that will go into the new suburbs. The amount calculated for single and semi-detached dwellings occurring in the new suburban areas has ranged within 90% to 95% of the total City new housing market over the last five years. The past five-year average of 92% is used to allocate the share of the total for the “Suburban Residential Growth 2006-2010.”

Multi-unit development in the new suburbs varies quite considerably from year-to-year and has ranged from between 35% to 63% over the last ten years. This share has averaged 45% over the last five years. For the purposes of forecasting, the “Suburban Residential Growth 2006-2010” uses an assumption that 45% of all the City multi-units will occur in the new suburban communities.

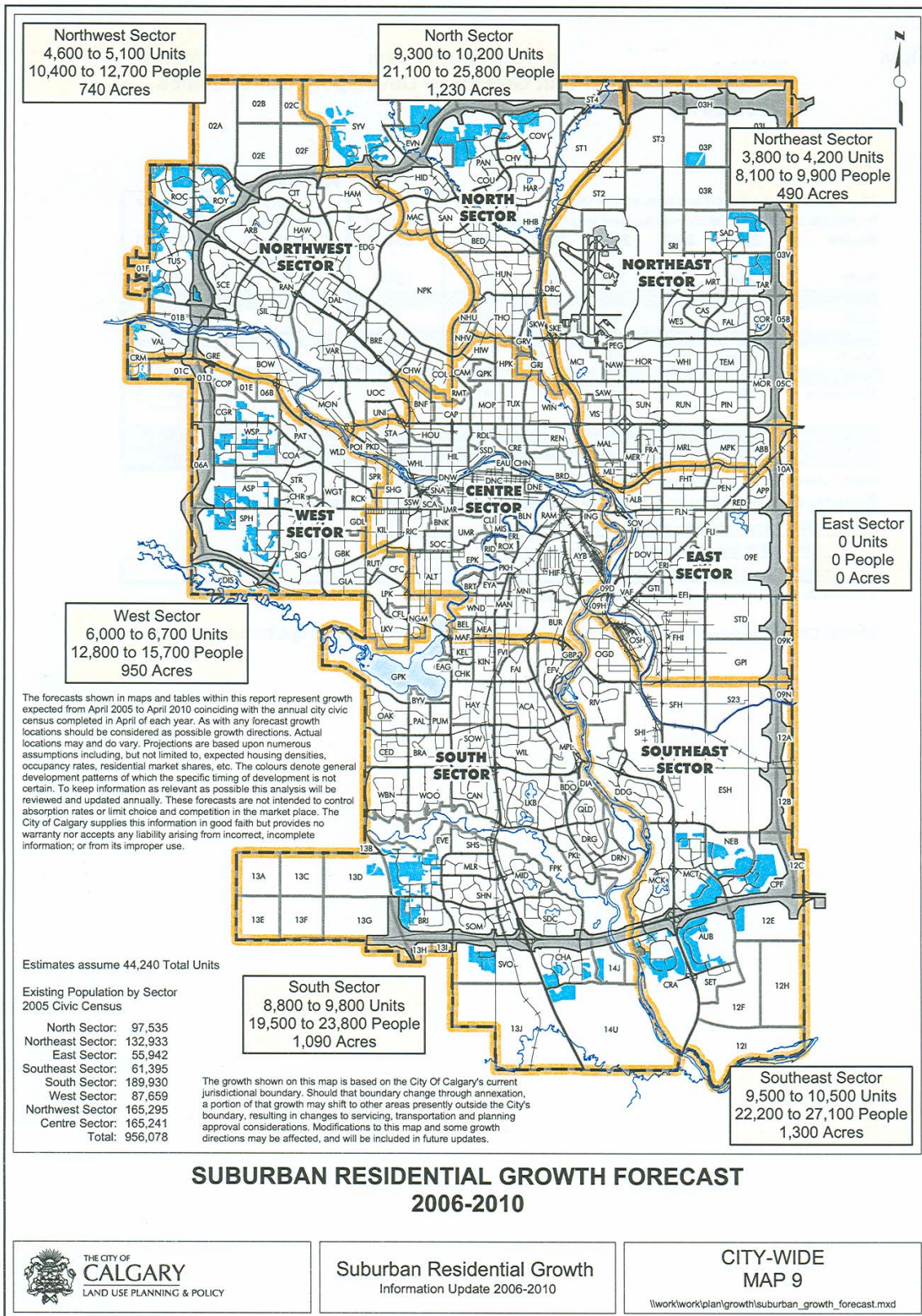
Although the total population growth to the City as a whole is expected to be 84,200 people, the new suburban areas have grown at a higher rate. These new areas have historically captured all of the population growth to Calgary and more by pulling additional populations from the built areas of the City. This growth means the City will likely add between 99,300 to 115,000 people to the new suburban areas. Assuming that the recent historical trend continues into the next five years, the forecasts presented below would average 125% and are used to build out the developing suburbs.

A summary of the 2006-2010 period forecast for urban growth for suburban locations is as follows (also see **Map 1**):

Growth & Enrolment Trends 2006-2010			
Sector	Housing Units	Acres	Population Forecast
Northwest	4,600-5,100	740	10,400-12,700
North	9,300-10,200	1,230	21,100-25,800
Northeast	3,800-4,200	490	8,100-9,900
East	0	0	0
Southeast	9,500-10,500	1,300	22,200-27,100
South	8,800-9,800	1,090	19,500-23,800
West	6,000-6,700	950	12,800-15,700

City of Calgary Planning Sectors

City of Calgary, "Suburban Residential Growth 2006-2010, Map 9, pp. A-35"



1.3 City of Calgary Annexation

The City of Calgary and the Municipal District of Rocky View have reached an agreement for the City of Calgary to annex 25,000 acres (39 square miles) of new lands (see shading on **Map 2**). The annexation involves three areas generally located as follows:

1. Approximately 14,000 acres in two groupings along the City's eastern boundary, south of Highway 1 and north of the Bow River.
2. Approximately 9,000 acres along the City's northern boundary, west of Highway 2.
3. Approximately 2,000 acres along the City's western boundary lying north of the Bow river adjacent to the Bearspaw Reservoir and lying south of the Bow River, straddling Highway 1.

The agreement describes the proposed location of the new boundary. The agreement also details items of a transitional nature and, among other things, contains provisions that address the future assessment and taxation of the annexed territory; joint land use planning initiatives; road maintenance measures; water servicing arrangements; and, compensation payments from the City to the MD of Rocky View.

The annexation process provides for a very long-term land supply and the majority of the annexation area will remain undeveloped for a long time. The City has indicated that some areas will undergo planning soon after the annexation; however, the phasing of development for these new lands has not been identified at this time.

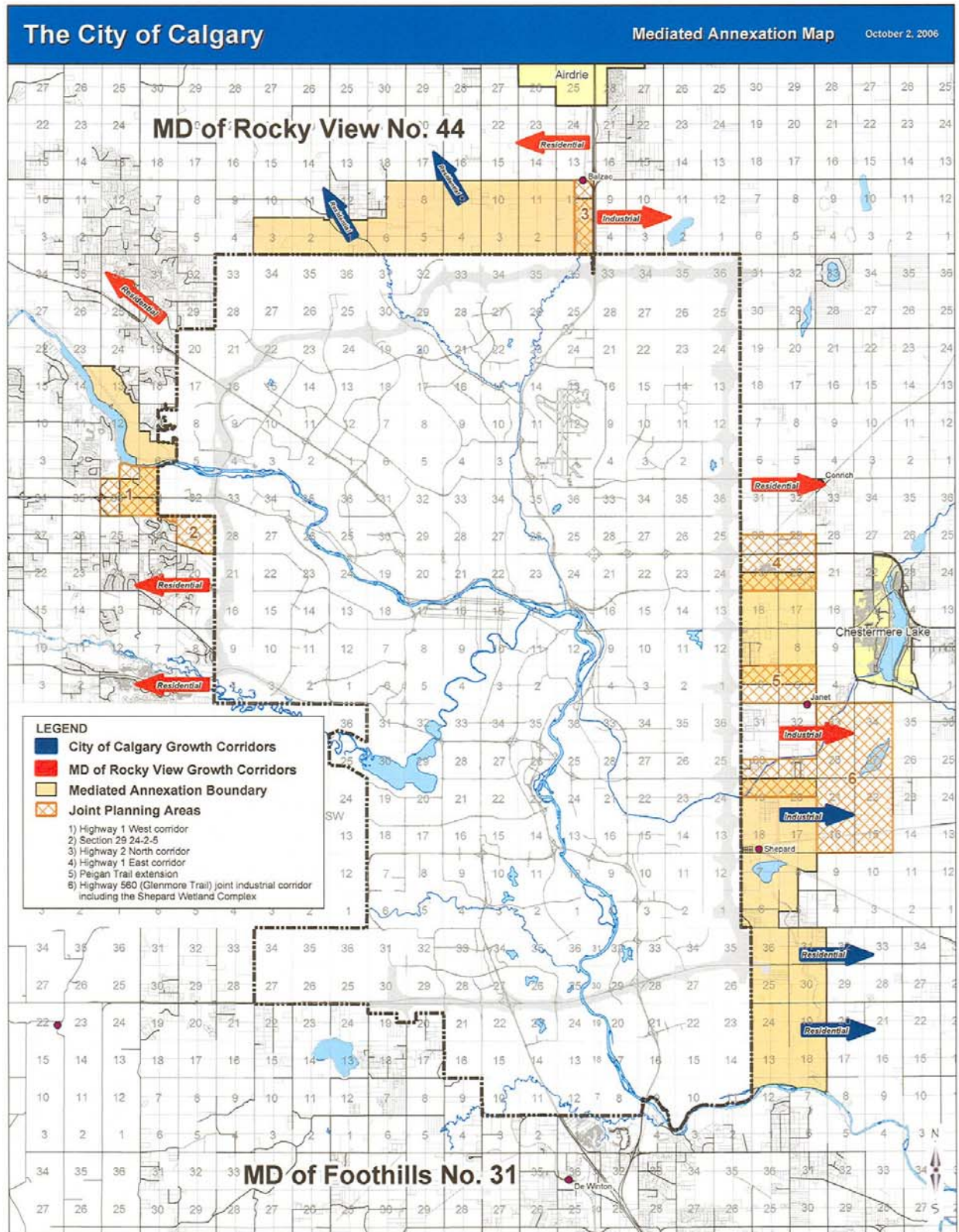
Annexation of new land provides the Calgary Board of Education insight into the direction in which the City will be developing and where new municipal communities and school populations will be located in the future. Although there is no immediate impact on requests for new facilities, it is apparent that the major annexation areas are occurring adjacent to many of the new and developing communities which the Calgary Board of Education has identified for schools.

The City of Calgary and the MD of Rocky View recently held public hearings from March 26-30, 2007, with the Municipal Government Board. The annexation is scheduled to be heard by the Province in the spring for approval.

The City concluded negotiations with the Municipal District of Foothills over two years ago and annexation to the south was approved by the City of Calgary and MD of Foothills, March 25, 2004. The Provincial government has approved the annexation of the Municipal District of Foothills and the area is now included in the City of Calgary boundary.

The annexation of the Municipal District of Foothills and proposed Municipal District of Rocky View would impact the transportation department, as students within the newly-annexed City limits would qualify for transportation to their designated school. It is anticipated that many of these students would be allowed to continue attending their current school jurisdiction for a period of time, but that timeframe has yet to be determined. To date, a ministerial order has not directed students in the Municipal District of Foothills to attend CBE schools. A similar ministerial order would be required for the Municipal District of Rocky View. Preliminary discussions have occurred with the Municipal District of Foothills and the Municipal District of Rocky View related to annexation and transportation-related matters; however, no decisions have been reached.

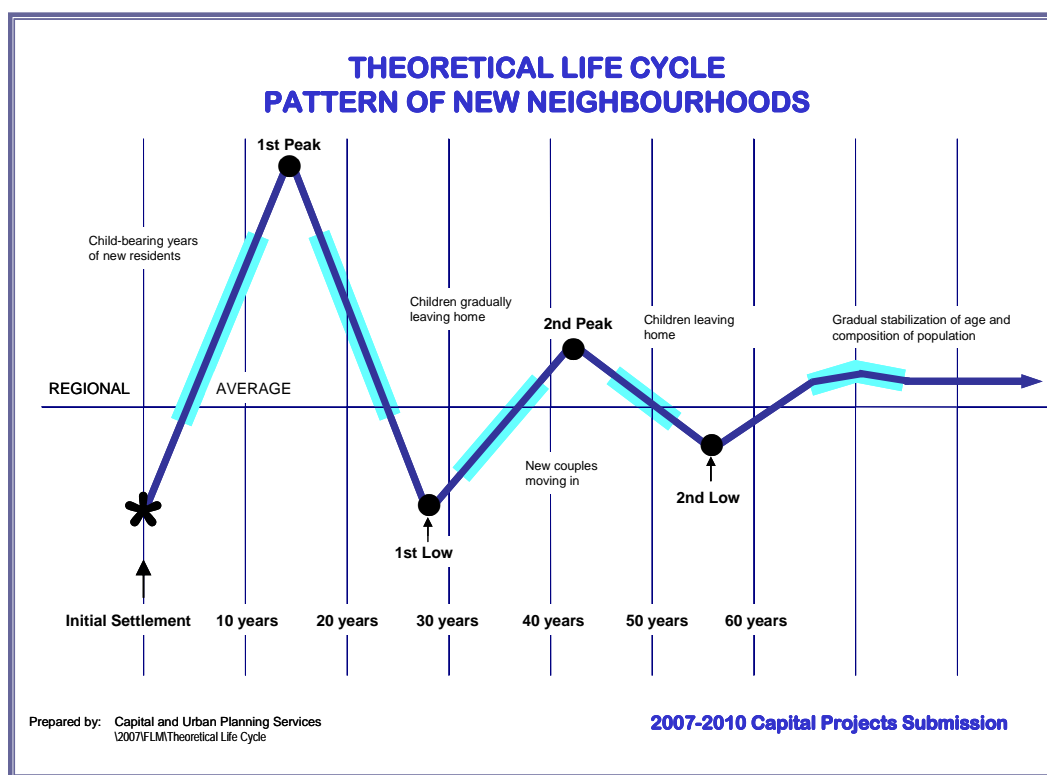
City of Calgary Mediated Annexation Map



2.0 CAPITAL STRATEGIES

The Calgary Board of Education is pursuing capital strategies to provide new and modernized schools in closer proximity to the student population. Capital strategies seek to attain increased levels of student achievement levels through a cost-effective approach to the management of capital assets and reduced ongoing operating costs to CBE school facilities and transportation service.

While the CBE has excess school capacity on a system-wide basis, the school facilities are not located in proximity to the newly developing and expanding municipal communities where students reside. Schools with under-utilized space are located in older communities where the lifecycle of the neighbourhood has surpassed the peak of school-age population and is declining (see graph below).



School boards and the Provincial government have adopted a sector-based approach to planning. The utilization rate of each sector determined eligibility for Provincial capital funding for new schools. The Provincial government uses utilization by enrolment, whereas the Calgary Board of Education considers utilization by residence as a better indicator of demand for ranking municipal communities. This is further explained in Section 2.2.

The CBE's student population continues to decline in established municipal communities where existing schools are located, and to increase in new and developing municipal communities that do not have schools. This shift necessitates the designation of bus receiver schools to accommodate student enrolment growth from the new communities and keeps student enrolment in schools in older communities artificially high due to busing.

2.1 Calgary Board of Education

The Calgary Board of Education is pursuing new capital funding strategies which recognize the changing needs of students, and is focused on building strong ties with parents, partners and the community. More specifically, the CBE recognizes:

- Provincial funding is required for new school construction in new and developing communities;
- Parents desire schools to be closer to home, especially for younger students;
- There is increasing public demand for program alternatives;
- Transitions for students should occur with minimal disruption and provide for continuity of learning with consistent peer cohorts; and
- Long-term planning is required to address the challenge of under-utilized facilities.

This approach to planning anticipates a system of core elementary feeder schools for local school communities (attendance areas), complemented with middle, junior and senior high schools serving large geographic areas. The CBE defines a school community (attendance area) as the population required to sustain a school.

2.2 Sector-Based Planning Approach

The Provincial government had requested that school boards employ the sector-based approach to planning. In January 2000, the Calgary Board of Education adopted this approach to school facility planning and it has been a key component for evaluating new school capital construction projects in the past several years. The establishment of nine geographical sectors (see **Map 3**) provides similar catchment areas for student accommodation planning and creates a smaller unit of analyses for identifying the need for school facilities. Over the years, the Provincial government required sector utilization to exceed 85% before a school jurisdiction was eligible for capital funding. The sectors with low utilization rates were not eligible until student enrolment increased and/or capacity decreased.

For the 2007-2010 School Capital Plan, the CBE will review all sectors with new and developing communities (Sectors 1, 2, 4, 5, 6, 9) for eligibility. Sectors 3, 7 and 8 are inner-city and established area sectors and are not ranked since they do not contain new and developing municipal communities. The Province has indicated that sector utilization is reviewed when evaluating a jurisdiction's capital priorities; however, the 85% utilization rate is not a firm requirement but rather a guideline.

A summary of sector utilization by residence and enrolment follows at the end of this section. Sector utilization by residence identifies the number of students residing in a sector expressed as a percentage of the total capacity in a sector. Student accommodation planning using sector utilization by residence will ensure that schools are built in the right places. Sector utilization by enrolment identifies the number of students attending schools in a sector expressed as a percentage of the total capacity in a sector.

There is sufficient space in Calgary schools to accommodate the current student population; however, most of the schools are not in close proximity to where the students reside. As well, there are very few schools that can accommodate a large community student population until a school can be built. It is the strategy of the Board of Trustees to provide schools where the students reside. The community pressure for local schools is best reflected in the utilization by residence.

As indicated in the tables, Sectors 2, 4 and 9 have substantially higher utilization by residence than by enrolment and Sectors 3 and 8 have higher utilization by enrolment than by residence. The difference in utilization by enrolment and utilization by residence is mainly due to the need to transport students. Many students residing in Sector 4 and 5 are bussed to schools located in Sector 3 and students residing in Sector 9 are bussed to schools located in Sector 8.

The CBE will continue to consider consolidation and utilization of surplus space strategies as identified in Section 2.6 to improve utilization rates in Sectors with low utilization, and will continue to work toward an 85% system utilization rate.

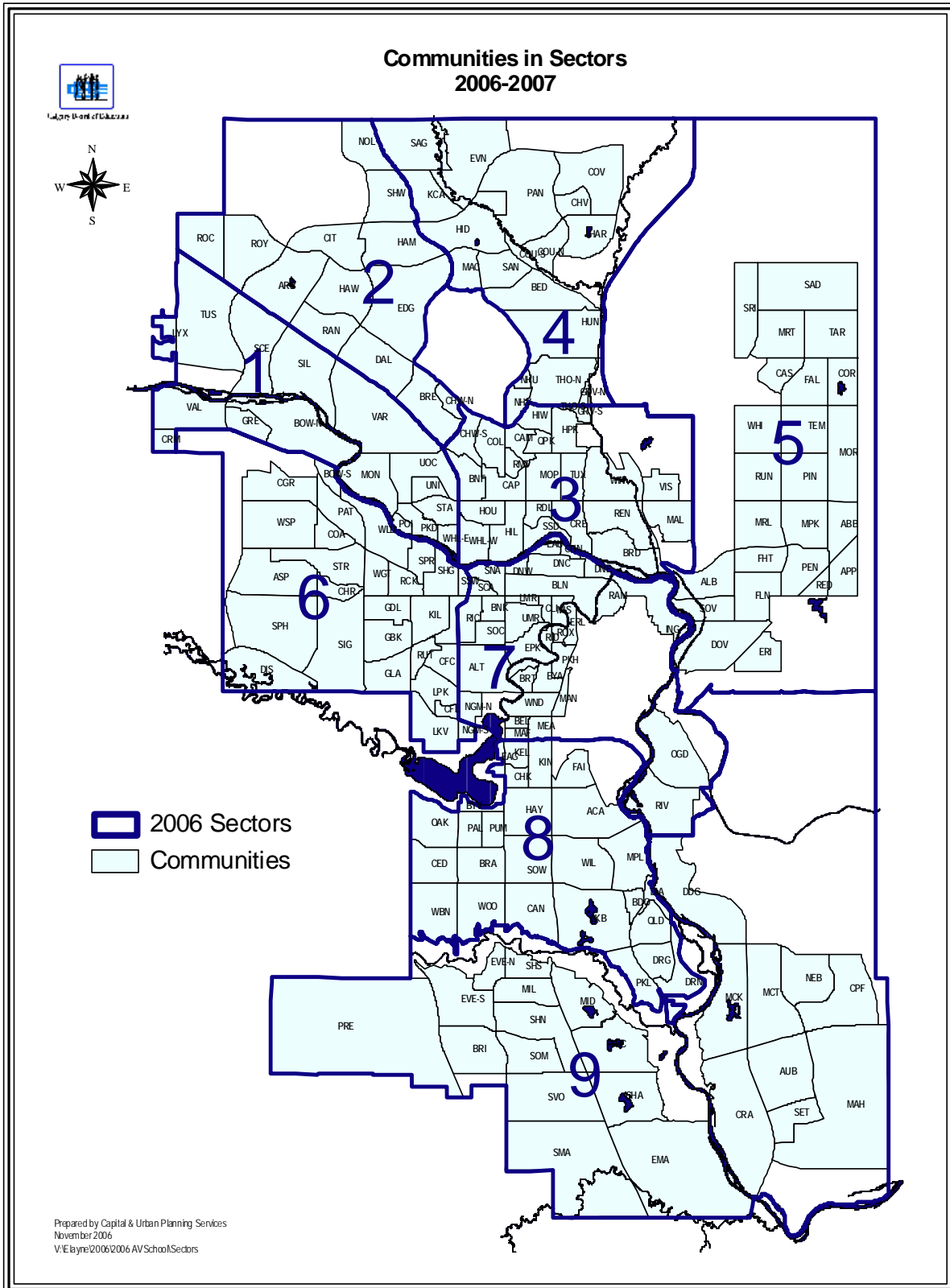
Sector Utilization by Student Residence - 2006-2007			
Sector	Elementary %	Junior High %	K-9 Utilization %
Sector 1	74.5%	75.3%	74.8%
Sector 2	102.9%	147.0%	115.4%
Sector 3	36.4%	20.9%	29.2%
Sector 4	112.8%	208.7%	132.0%
Sector 5	97.2%	96.6%	97.0%
Sector 6	77.4%	71.7%	75.4%
Sector 7	59.6%	94.6%	68.4%
Sector 8	51.1%	43.7%	48.1%
Sector 9	138.6%	236.7%	160.3%

Sector Utilization by Student Enrolment – 2006-2007			
Sector	Elementary %	Junior High %	K-9 Utilization %
Sector 1	73.4%	78.4%	75.0%
Sector 2	87.4%	94.9%	89.5%
Sector 3	72.1%	66.1%	69.3%
Sector 4	91.3%	91.2%	91.3%
Sector 5	87.5%	86.9%	87.3%
Sector 6	76.9%	69.9%	74.5%
Sector 7	65.4%	100.5%	74.2%
Sector 8	74.2%	70.9%	72.9%
Sector 9	87.5%	81.4%	86.2%

Notes:

- Enrolment is at September 30, 2006: elementary/junior includes K-GR9 (K@FTE)
- Based on current Provincial capacity
- Special Education students have been weighted
- Elementary is K-6, junior high is Grades 7-9

2006-2007 Sector Map
 (See List of Community Code Definitions)



Community Code Definitions

ABB	ABBEYDALE	ERL	ERLTON	PUM	PUMP HILL
ACA	ACADIA	EVN	EVANSTON	QPK	QUEENS PARK VILLAGE
ALB	ALB PARK/RADISSON HTS	EVE	EVERGREEN	QLD	QUEENSLAND
ALT	ALTADORE	FAI	FAIRVIEW	RAM	RAMSAY
APP	APPLEWOOD PARK	FAL	FALCONRIDGE	RAN	RANCHLANDS
ARB	ARBOUR LAKE	FHT	FOREST HEIGHTS	RED	RED CARPET
ASP	ASPEN WOODS	FLN	FOREST LAWN	REN	RENFREW
AUB	AUBURN BAY	GLA	GLAMORGAN	RIC-E	RICHMOND-E
BNF	BANFF TRAIL	GBK	GLENBROOK	RIC-W	RICHMOND-W
BNK	BANKVIEW	GDL	GLENDALE	RID	RIDEAU PARK
BYV	BAYVIEW	GRV-N	GREENVIEW-N	RIV	RIVERBEND
BED	BEDDINGTON HEIGHTS	GRV-S	GREENVIEW-S	ROC	ROCKY RIDGE
BEL	BEL-AIRE	GRE	GREENWOOD/GREENBRIAR	RDL	ROSDALE
BLN	BELTLINE	HAM	HAMPTONS	RMT	ROSEMONT
BDO	BONAVISTA DOWNS	HAR	HARVEST HILLS	RCK	ROSSCARROCK
BOW-N	BOWNESS-N	HAW	HAWKWOOD	ROX	ROXBORO
BOW-S	BOWNESS-S	HAY	HAYSBORO	ROY	ROYAL OAK
BRA	BRAESIDE	HID	HIDDEN VALLEY	RUN	RUNDLE
BRE	BRENTWOOD	HPK	HIGHLAND PARK	RUT	RUTLAND PARK
BRD	BRIDGELAND/RIVERSIDE	HIW	HIGHWOOD	SAD	SADDLE RIDGE
BRI	BRIDLEWOOD	HIL	HILLHURST	SAG	SAGE MEADOWS
BRT	BRITANNIA	HOU	HNSFIELD HTS/BRIAR HILL	SAN	SANDSTONE VALLEY
CAM	CAMBRIAN HEIGHTS	HUN	HUNTINGTON HILLS	SCA	SCARBORO
CAN	CANYON MEADOWS	ING	INGLEWOOD	SSW	SCARBORO/SUNALTA-WEST
CAP	CAPITOL HILL	KEL	KELVIN GROVE	SCE	SCENIC ACRES
CAS	CASTLERIDGE	KIL	KILLARNEY/GLENGARRY	SHG	SHAGANAPPI
CED	CEDARBRAE	KIN	KINCORA	SHS	SHAWNEE SLOPES
CFC	CFB - CURRIE	KIN	KINGSLAND	SHN	SHAWNESSY
CFL	CFB - LINCOLN PARK PMQ	LKB	LAKE BONAVISTA	SHE	SHERWOOD
CHA	CHAPARRAL	LKV	LAKEVIEW	SIG	SIGNAL HILL
CHW-E	CHARLESWOOD-E	LPK	LINCOLN PARK	SIL	SILVER SPRINGS
CHW-W	CHARLESWOOD-W	LMR	LOWER MOUNT ROYAL	SLV	SILVERADO
CHN	CHINATOWN	LNK	LYNX RIDGE	SOM	SOMERSET
CHK	CHINOOK PARK	MAC	MACEWAN GLEN	SOC	SOUTH CALGARY
CHR	CHRISTIE PARK	MAH	MAHOGANY	SOV	SOUTHVIEW
CIT	CITADEL	MAN	MANCHESTER	SOW	SOUTHWOOD
CLI	CLIFF BUNGALOW	MPL	MAPLE RIDGE	SPH	SPRINGBANK HILL
COA	COACH HILL	MRL	MARLBOROUGH	SPR	SPRUCE CLIFF
COL	COLLINGWOOD	MPK	MARLBOROUGH PARK	STA	ST. ANDREWS HEIGHTS
CPF	COPPERFIELD	MRT	MARTINDALE	STR	STRATHCONA PARK
COR	CORAL SPRINGS	MAF	MAYFAIR	SNA	SUNALTA
CGR	COUGAR RIDGE	MAL	MAYLAND HEIGHTS	SDC	SUNDANCE
COU	COUNTRY HILLS	MCK	MCKENZIE LAKE	SSD	SUNNYSIDE
CHV	COUNTRY HILLS VILL	MCT	MCKENZIE TOWNE	TAR	TARADALE
COV	COVENTRY HILLS	MEA	MEADOWLARK PARK	TEM	TEMPLE
CRA	CRANSTON	MID	MIDNAPORE	THO-N	THORNCLIFFE-N
CRE	CRESCENT HEIGHTS	MLR	MILLRISE	THO-S	THORNCLIFFE-S
CRM	CRESTMONT	MIS	MISSION	TUS	TUSCANY
DAL	DALHOUSIE	MOR	MONTEREY PARK	TUX	TUXEDO PARK
DRG	DEER RIDGE	MON	MONTGOMERY	UNI	UNIVERSITY HEIGHTS
DRN	DEER RUN	MOP	MOUNT PLEASANT	UOC	UNIVERSITY OF CALGARY
DIA	DIAMOND COVE	NEB	NEW BRIGHTON	UMR	UPPER MOUNT ROYAL
DIS	DISCOVERY RIDGE	NOL	NOLAN HILL	VAL	VALLEY RIDGE
DDG	DOUGLASDALE/GLEN	NGM-N	NORTH GLENMORE PARK-N	VAR	VARSITY
DOV	DOVER	NGM-S	NORTH GLENMORE PARK-S	VIS	VISTA HEIGHTS
DNC	DOWNTOWN COM CORE	NHV	NORTH HAVEN	WHL-E	WEST HILLHURST-E
DNE	DOWNTOWN EAST VILLAGE	NHU	NORTH HAVEN UPPER	WHL-W	WEST HILLHURST-W
DNW	DOWNTOWN WEST END	OAK	OAKRIDGE	WSP	WEST SPRINGS
EAG	EAGLE RIDGE	OGD	OGDEN	WGT	WESTGATE
EAU	EAU CLAIRE	PAL	PALLISER	WHI	WHITEHORN
EDG	EDGEMONT	PAN	PANORAMA HILLS	WLD	WILDWOOD
EPK	ELBOW PARK	PKD	PARKDALE	WIL	WILLOW PARK
EYA	ELBOYA	PKH	PARKHILL	WND	WINDSOR PARK
ERI	ERIN WOODS	PKL	PARKLAND	WIN	WINSTON HTS/MOUNTVIEW
		PAT	PATTERSON	WBN	WOODBINE
		PEN	PENBROOKE MEADOWS	WOO	WOODLANDS
		PIN	PINERIDGE		
		POI	POINT MCKAY		

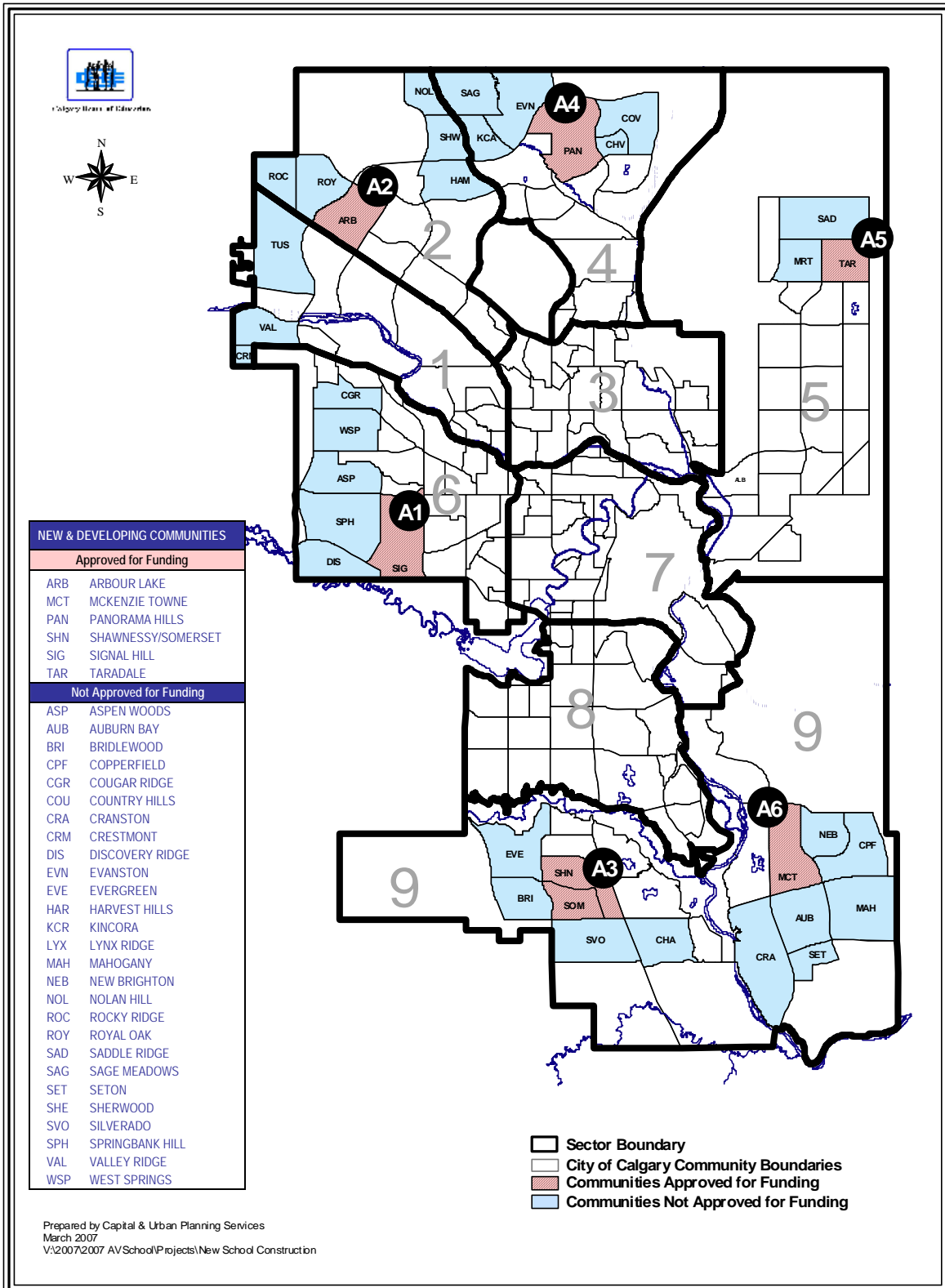
2.3 New School Construction and School Approvals

A challenge for the Calgary Board of Education is to construct new schools "in the right places, at the right time" where the strongest growth is occurring and, at the same time, provide access to alternative programs in each Area and consolidate space in under-utilized schools. The recent and future school openings are listed below:

Recent School Openings				
School Year Opening	School	Grade	Capacity	Provincial Approval
2005-2006	Coventry Hills	K-4	632	April 11, 2003
	Crossing Park	Grades 7-9	350	April 11, 2003
2006-2007	Chaparral	K-4	450	April 11, 2003
	Citadel Park	K-4	450	April 11, 2003
	Douglasdale	K-4	525	April 11, 2003
	Mountain Park	Grades 5-9	900	April 11, 2003
	Tuscany	K-4	550	March 29, 2004

Future School Openings				
School Year Opening	School	Grade	Capacity	Provincial Approval
2007-2008	A1-Battalion Park	K-6	625	March 29, 2004
	A2-Arbour Lake/Citadel	Grades 5-9	900	March 29, 2004
2008-2009	A3-Shawnessy/Somerset	Grades 5-9	900	September 16, 2005
	A4-Panorama Hills	K-4	550	August 31, 2006
	A5-Taradale	K-6	650	August 31, 2006
2009-2010	A6-McKenzie Towne	K-6	650	August 31, 2006

School Construction Projects in New & Developing Communities



2.4 Portable/Relocatable Projects

The Calgary Board of Education has 82 portable units and 471 relocatable units in its inventory. Over 90% of these units were constructed prior to 1997 and do not conform to the current Alberta Building Code. Approximately 50%, or 274 of the 553 units in the Calgary Board of Education's inventory, were constructed over 25 years ago and have exceeded their design life expectancy. As a result, many units require significant upgrades and/or reconstruction when relocated. This sometimes costs more than 75% of the unit replacement value.

The CBE recently completed 44 new units as part of the new schools approved for 2003-2004 and 2004-2005 and these are included in the inventory. Another 22 relocatables are being constructed as part of future school projects. An additional nine new units have been approved for construction during the spring to accommodate CBE requirements.

Due to costs required to remediate and/or upgrade older, non-conforming units, the Calgary Board of Education will be reviewing units for replacement and possible demolition prior to relocating them.

2.5 School Modernization

School modernization projects provide for the renovation of whole or part of a school building to address physical obsolescence and/or improve functional adequacy and suitability for present and future educational programs. Modernization projects should not exceed 75% of the replacement value of the school building as per Provincial guidelines.

In 1999, Alberta Infrastructure completed the School Facility Evaluation project which audited all school buildings in the Province. The intention of the audit was to assess the relative condition of all Alberta schools. The audit reports resulting from this project are intended to assist with the capital planning process. In 2004, the Province undertook a rolling condition assessment of schools in the School Facilities Re-evaluation Project and approximately 74 CBE facilities have been evaluated to date. School boards must assess the viability of schools within their jurisdiction before submitting their modernization application for Provincial funding. Although the Provincial government has indicated their intent to address physical obsolescence starting with audit score rankings greater than 900 and proceeding down the list to 700, the absence of adequate budget from the Province has prevented the Province from completing even the schools with an audit score ranking greater than 900.

As part of the long-range planning for municipal communities with current or anticipated K-4 elementary schools, small school modernizations are being planned to prepare existing junior high schools physically for a transition to a middle school grade configuration. Typically, this is a simple and straight-forward transition; however, in some cases, a project scope of work will contemplate upgrades to meet current Career & Technology Studies (CTS) programming requirements, as well as barrier-free accessibility. In addition, the CBE continues to work towards the goal to improve student access to alternative programs, which often requires renovations to existing facilities. To facilitate this work, the CBE requires reinstatement of the Modernization Block Funding Program which was terminated by the Provincial government in 2001.

2.6 Consolidation and Surplus Space Utilization

The Provincial government has requested that the CBE continue to consolidate programs and close schools. The Calgary Board of Education is strongly committed to increasing system utilization. Closure of schools with low utilization and consolidation of programs will continue in future years through the Long-Range Student Accommodation Planning Process.

Since 2003, the Calgary Board of Education has closed 13 schools:

- On March 18, 2003, the Board of Trustees approved the closure of the following five elementary schools, effective June 30, 2003: Mountain View, Parkdale, Southwood, Spruce Cliff, and Tuxedo Park.
- On March 30, 2004, the Board of Trustees approved the closure of two elementary schools, effective June 30, 2004: Knob Hill and R.B. Bennett. Milton Williams School closed, effective June 30, 2004, and was subsequently demolished due to the planned expansion of Glenmore Trail.
- On June 18, 2005, the Board of Trustees approved the closure of Ogden Elementary School, effective June 30, 2005. On September 16, 2005, the Provincial government approved the closure of Albert Park and David D. Oughton, effective June 30, 2006.
- On April 4, 2006, the Board of Trustees approved the staged closure of:
 - Jerry Potts School, effective June 30, 2006, or such later date as may be required by relevant construction timelines. This staged closure was conditional on the planned new construction of the new school in Citadel being satisfactorily completed prior to redirection of affected students to that new facility.
 - Fred Seymour School, effective June 30, 2006, or such later date as may be required by relevant construction timelines. This staged closure was conditional on the planned new construction of the school in Chaparral being satisfactorily completed prior to redirection of affected students to that new facility.

Sectors with low utilization rates require effective strategies for space utilization and in some sectors this is achieved through a school closure. In other sectors, a combination of program consolidation, improved access through introduction of alternative programs, programs of choice and other strategies is required. The Long-Range Student Accommodation Planning Process identifies future accommodation plans for the five areas. Strategies identified in this School Capital Plan are consistent with the Area Long-Range Student Accommodation Planning Process.

Overview

The review of facility utilization and school/program consolidation continues to be addressed. The CBE has also been a strong proponent for reviewing the new utilization formula and was a contributing member of the Provincial committee which examined changes required to the new utilization formula; however, this committee has since been disbanded. The Class Size Initiative has added a new dimension to utilization rates that requires further discussions with the Province. To date, no resolution has occurred relative to the existing Area, Capacity and Utilization calculations, although the Province indicates they will review area, capacity and utilization in 2007.

The following strategies will be pursued to improve the quality of the learning environment, while increasing utilization rates:

- Annual preparation of the Ten-Year Facilities Plan which identifies a role of each school over five-to-ten years.
- Undertake an annual review through the Long-Range Student Accommodation Planning Process to identify schools and programs for consideration of closure.
- Apply to the Provincial government to receive capacity exemptions.
- Improve access to alternative programs, programs of choice and special education programs in each Area.
- Review the condition of portables/relocatables and request Provincial support for demolition/movements.
- Review and appeal, as required, the capacity ratings and formulas of the Provincial government for CBE schools.
- Right-size schools to increase utilization and to provide a more effective learning environment.

Below is a summary of accommodation planning for each Sector, which includes a description of utilization rates as of January 2007, and the amount of leased space in the Sector. Accommodation plans reflect Area renewal and the Long-Range Student Accommodation Planning Process.

Sector 1:

- Sector 1 has a utilization rate of 75% “by residence” and a utilization rate of 75% “by enrolment” for Kindergarten to Grade 9.
- A strategy to increase the utilization rate will be undertaken through the Long-Range Student Accommodation Planning Process, including potential school closures, community consolidation of educational programs and the investigation of new or expanded alternative programs and programs of choice for this Sector.
- A new elementary school in Tuscany (K-4) was approved by the Provincial government and opened in the 2006-2007 school year.
- There are pressures for the construction of new schools in the new and developing communities such as a middle school for Tuscany.
- Space is needed for the growing demand of Alternative and Special Education Programs.
- On April 4, 2006, the Board of Trustees approved the closure of Jerry Potts School, effective June 30, 2006, or such later date as may be required by relevant construction timelines. The students subsequently relocated to the newly-constructed Citadel School in October 2006.
- On April 4, 2006, the Board of Trustees approved the closure of the Varsity Acres Elementary K-6 Regular program, as well as the relocation of Juno Beach Academy of Canadian Studies from Sir William Van Horne to Lord Shaughnessy, effective September 2006.
- Approximately 1,032 square metres of space (14 classrooms) are leased on a full-time basis in this Sector. There will be one facility leased effective September 2007.

Sector 2:

- Sector 2 has a utilization rate of 115% “by residence” and a utilization rate of 90% “by enrolment” for Kindergarten to Grade 9.
- A new elementary school, Citadel Park School (K-4) was approved by the Provincial government and opened for the 2006-2007 school year.
- A new middle school has been approved for Grades 5-9 students residing in the Arbour Lake and Citadel communities and is scheduled to open for September 2007.
- The developing community of Sherwood is under construction and is planned for 6,400 persons.
- There are enrolment pressures for the construction of new elementary schools in the new and developing communities of Rocky Ridge, Royal Oak and The Hamptons, and a senior high school in Arbour Lake to serve the northwest.
- On April 4, 2006, the Board of Trustees approved the closure of the K-6 Regular program at Brentwood Elementary, effective June 30, 2006.
- Space is needed for the growing demand of Alternative Programs, Programs of Choice and Special Education Programs. An elementary Traditional Learning Centre was established at Brentwood Elementary for the 2004-2005 school year and will expand to K-7 for September 2007.
- The Spanish Bilingual program will expand one grade to K-2 at Dalhousie Elementary for September 2007.
- The Montessori program will expand one grade to K-2 at Captain John Palliser for September 2007.
- Approximately 80 square metres of space (1 classroom) are leased on a full-time basis in this Sector. There are no whole facility leases.

Sector 3:

- Sector 3 has a utilization rate of 29% “by residence” and a utilization rate of 69% “by enrolment” for Kindergarten to Grade 9.
- A strategy to increase the utilization rate will be undertaken through the Long-Range Student Accommodation Planning Process, including potential school closures, community consolidation of educational programs and the investigation of new or expanded alternative programs and programs of choice for this Sector.
- There are no new and developing communities in Sector 3 and the Sector consists of inner-city and established communities.
- An Arts-Centred Learning program was established at Sir John Franklin School for junior high students in September 2005 and will serve Grades 7-9 in September 2007.
- A Spanish Bilingual program was established at Senator Patrick Burns for Grades 5-7 students and will expand to Grade 8 in September 2007 and Grade 9 in September 2008.
- The Spanish Bilingual program at Collingwood became Kindergarten to Grade 4, effective September 2006.
- On April 4, 2006, the Board of Trustees approved the closure of the TLC alternative program at King George School and the closure of the Regular program at Balmoral School, effective June 30, 2006. The TLC program (Grades 5-9) relocated to Balmoral School, effective September 2006.
- The Science School Program at Langevin Elementary/Junior High commenced as a K-6 program (2004-2005 school year) and will expand to Grade 9 for September 2007.
- Approximately 1,383 square metres of space (15 classrooms) are leased on a full-time-basis and one surplus facility is fully leased (Renfrew).

Sector 4:

- Sector 4 has a utilization rate of 132% “by residence” and a utilization rate of 90% “by enrolment” for Kindergarten to Grade 9.
- A new elementary school in Panorama Hills (K-4) has been approved by the Provincial government and is scheduled to open in the 2008-2009 school year.
- There are enrolment pressures for the construction of a new middle school in Coventry Hills and a new middle school in Panorama Hills.
- The developing communities of Evanston and Kincora are under construction and are planned for approximately 26,000 persons.
- Space is needed for the growing demand of Alternative Programs in this sector.
- Hidden Valley Elementary offers a K-3 French Immersion program. Valley Creek Middle School offers a Grade 4 French Immersion program and will expand to Grade 5 in September 2007, as well as a Regular program for Grades 4-9.
- There is insufficient space available in Sector 4 to accommodate all the students from the new and developing communities; therefore, students are accommodated in Sector 3 schools.
- There are no full-time and no fully-leased facilities in this Sector. Leasing is a challenge in this Sector because schools with excess capacity typically have open-area classrooms.

Sector 5:

- Sector 5 has a utilization rate of 97% “by residence” and a utilization rate of 87% “by enrolment” for Kindergarten to Grade 9.
- A new elementary school in Taradale (K-6) has been approved by the Provincial government and is scheduled to open in the 2008-2009 school year.
- There are enrolment pressures for the construction of a new elementary school in the developing community of Saddle Ridge and middle schools in Taradale/Coral Springs and Saddle Ridge.
- A junior high addition to Crossing Park School opened in September 2005 and will expand to Grade 9 for September 2007.
- Space is needed for the growing demand of Alternative and Special Education Programs.
- GATE senior high students are designated to Forest Lawn Senior High and will expand to Grade 11 in September 2007.
- A Traditional Learning Centre to serve Area III Kindergarten to Grade 1 students is temporarily accommodated at King George and will expand a grade per year.
- David D. Oughton and Albert Park were approved for closure, effective June 30, 2006. A new replacement school, Radisson Park School (K-4) opened during the 2006-2007 school year on a portion of the Sir Wilfrid Laurier Junior High school site. Sir Wilfrid Laurier became a Grades 5-9 middle school.
- Approximately 142 square metres of space (2 classrooms) are leased on a full-time basis in this Sector. In addition, one surplus facility has been fully leased (Mountain View).

Sector 6:

- Sector 6 has a utilization rate of 75% “by residence” and a utilization rate of 75% “by enrolment” for Kindergarten to Grade 9.
- A strategy to increase the utilization rate will be undertaken through the Long-Range Student Accommodation Planning Process, including potential school closures, community consolidation of educational programs and the investigation of new or expanded alternative programs and programs of choice for this Sector.
- The Battalion Park core school addition is planned to open for the 2007-2008 school year. Although the existing modular school and the new core school will not be attached, they will operate as one school and accommodate Kindergarten to Grade 6 students.
- There are enrolment pressures for construction of an elementary school in the new and developing communities of Cougar Ridge, West Springs and Springbank Hill and a middle school for West Springs/Cougar Ridge.
- A Spanish Bilingual program was established at Westgate Elementary School (K-1) in September 2006 and will expand to Grade 2 for September 2007.
- A Traditional Learning Centre will be established at Glamorgan Elementary and will accommodate Kindergarten to Grade 3 students for September 2007 and will expand one grade per year.
- Viscount Bennett Centre is located in Sector 6. Westmount Provincial Charter School leases half of the school and Chinook Learning Services uses the other half of the school.
- Approximately 1,407 square metres of space (13 classrooms) are leased on a full-time basis in this Sector. In addition, four surplus facilities are fully leased (Clem Gardner, Glenmeadows, Lakeview, Spruce Cliff) and one surplus facility is partially leased (Viscount Bennett).

Sector 7:

- Sector 7 has a utilization rate of 68% “by residence” and a utilization rate of 74% “by enrolment” for Kindergarten to Grade 9.
- There are no new and developing communities in Sector 7 and this Sector consists of inner-city and established communities.
- A strategy to increase the utilization rate will be undertaken through the Long-Range Student Accommodation Planning Process, including potential school closures, community consolidation of educational programs and the investigation of new or expanded alternative programs and programs of choice for this Sector.
- A GATE program was established at Elboya School for Grade 4 students in September 2006 and will expand to Grade 5 and Grade 7 in September 2007. Students entering Grade 6 will be accommodated at Earl Grey Elementary for the 2007-2008 school year.
- The Juno Beach Academy of Canadian Studies relocated to Lord Shaughnessy Senior High, effective September 2006 and serves Grades 7-12.
- The Piitoayis Family School (Grade K-9) is currently accommodated in Colonel Walker School and is open to students who want an Aboriginal-based education. A committee has been established to pursue options for a permanent location for the school.
- Chinook Learning Services presently uses six classrooms in Lord Shaughnessy High School and will continue to need these spaces.

- Four of the schools in this Sector are Sandstone and represent 30% of the 14 schools in Sector 7. Consideration is being given to a Sandstone Legacy Project that would elevate the prominence of the sandstone buildings and restore these historic structures.
- Approximately 2,694 square metres of space (32 classrooms) are leased on a full-time basis in this Sector. In addition, one surplus facility has been fully leased (Bel-Aire).

Sector 8:

- Sector 8 has a utilization rate of 48% “by residence” and a utilization rate of 73% “by enrolment” for Kindergarten to Grade 9.
- There are no new and developing communities in Sector 8 and many of the schools within Sector 8 are bus receivers for students residing in the new and developing communities located in Sector 9.
- A strategy to increase the utilization rate will be undertaken through the Long-Range Student Accommodation Planning Process, including potential school closures, community consolidation of educational programs and the investigation of new or expanded alternative programs and programs of choice for this Sector.
- The introduction of new Alternative Programs will increase the enrolment in this Sector.
- The Spanish Bilingual program will expand to K-6 at Canyon Meadows Elementary for September 2007. For the September 2008 school year, there will be a grade reconfiguration and Canyon Meadows will become a K-4 Regular program and Robert Warren will accommodate Grades 5-9 and expand one grade per year.
- Fairview Middle/Junior High School currently accommodates Grades 5-7 for TLC and will expand to Grade 8 for September 2007.
- The Montessori program was established at Lake Bonavista Elementary for the 2003-2004 school year and will expand to a K-5 program for September 2007.
- A Science program will be established at Louis Riel for Kindergarten to Grade 4 for September 2007.
- An Arts-Centred Learning program will be accommodated for Grade 10s at Lord Beaverbrook for September 2007.
- A junior high French Immersion program will be established at Harold Panabaker Junior High, effective September 2007 beginning with Grade 7 and Continuing and Late Immersion.
- On April 4, 2006, the Board of Trustees approved the closure of Fred Seymour School, effective June 30, 2006, or such later date as may be required by relevant construction timelines. The students subsequently relocated to the newly-constructed Chaparral School in November 2006.
- On April 4, 2006, the Board of Trustees approved the closure of the Willow Park Elementary K-6 Regular program, effective June 30, 2006.
- Approximately 298 square metres of space (4 classrooms) are leased on a full-time basis in this Sector. In addition, four surplus facilities have been fully leased (Alice M. Curtis, Andrew Davison, Dr. Norman Bethune and Southwood).

Sector 9:

- Sector 9 has a utilization rate of 160% “by residence” and a utilization rate of 86% “by enrolment” for Kindergarten to Grade 9.
- The Provincial government approved three new schools for this Sector which opened during the 2006-2007 school year: Mountain Park School (McKenzie Lake), Douglasdale School (core addition), and Chaparral School.
- A new elementary school in McKenzie Towne (K-4) has been approved by the Provincial government and is scheduled to open in the 2009-2010 school year.
- New school construction is a priority in this Sector as the utilization rate by residence continues to be extremely high (160%).
- There are enrolment pressures for construction of elementary schools in the new and developing communities of Bridlewood, Cranston and Evergreen, and construction of middle schools in Evergreen and McKenzie Towne.
- The community of Silverado, south of Highway 22X and west of Macleod Trail, was approved by the City of Calgary for development and is planned for approximately 17,000 persons.
- The community of Auburn Bay, south of Highway 22x and east of Deerfoot Trail S.E., was approved for development and is planned for approximately 19,700 persons.
- A Towne Centre (Seton) development south of Auburn Bay was approved for a major employment centre, hospital, recreation facilities, open space and a CBE senior high school site.
- A French Immersion program was established at Sundance Elementary for Grades K-2 (2004-2005 school year) and will expand to Grade 5 for September 2007.
- Approximately 70 square metres of space (1 classroom) are leased on a full-time basis in this Sector. There are no whole facility leases.

2.7 Property and Leasing Strategies

The Calgary Board of Education continues to pursue leasing strategies pertaining to the management of surplus school space to support the Capital Plan, as well as administrative space for Area, Central Office and Chinook Learning Services. A key challenge to leasing and use of surplus school space is to develop a plan containing innovative solutions and new accommodation strategies that support Calgary Board of Education programming, vision and philosophy.

Issues and strategies relating to leasing and accommodation planning that are being discussed and explored in support of this Capital Plan include the following:

Issue 1:

The Alberta Infrastructure policy on area, capacity and utilization provides capacity exemptions to school boards through school or facility “wing” closure, and through leasing of vacant school space, such as portions of schools. This policy encourages the Calgary Board of Education to increase the overall system utilization of school space in Sectors where new schools are required.

Strategy:

Leasing and Property Development operates in a dynamic environment with many influences, including but not limited to, Provincial and internal policy, market demand and developing communities. It is strategically important for the CBE to continually

monitor changing policies to ensure all benefits are realized. It is important to review processes and procedures to ensure compliance to regulatory authorities. It is the Calgary Board of Education's plan to utilize surplus space the best it can and meet with prospective users to assess their proposed use for surplus space.

The strategic plan for leasing of vacant classroom space will identify sectors and schools where leasing should be employed to increase sector and school utilization rates through Provincially-approved capacity exemptions. The strategy of leasing to receive capacity exemption is considered a useful alternative to reduce the capacity of schools that are moderately under-utilized. The strategy of leasing to receive capacity exemption is not considered a pragmatic alternative for schools that are highly under-utilized and as a result leasing policy recommends that lease initiatives be concentrated on those schools with a utilization rate of 60% or higher. Schools with a significantly lower rate of utilization require a systematic review prior to leasing being considered as the solution to reduce the capacity of the school.

Issue 2:

The Calgary Board of Education receives capacity exemptions for vacant school space leased to Provincially-approved users including public sector groups, non-profit groups, private schools and charter schools. The current Provincial funding for operating and maintaining school space is based on an allocated per-student formula. All space, including vacant space, must be supported by the funding received.

Strategy:

The Calgary Board of Education receives benefit through capacity exemptions for leased space, which improves the sector utilization rates. Additional funding realized through lease rates charged to tenants leasing school space also assists the CBE by enhancing support for maintaining and operating vacant spaces.

Issue 3:

The leasing of surplus space should be "cost neutral" to the Calgary Board of Education unless otherwise approved by the Board of Trustees.

Strategy:

The Calgary Board of Education will perform, on an annual basis, an analysis of the cost of leasing to ensure full cost recovery for use of surplus school space.

The CBE supports leasing of school space to the public sector and non-profit groups whose programs support CBE programs and initiatives, and which are aligned with the Board's vision and philosophy. Public sector and non-profit groups, which fall into this category, would qualify to lease vacant school space at cost, unless otherwise approved by the Board.

The Board has been requested by the Province to lease surplus school space to charter schools. The Board has requested in return that the capacity exemptions should be received and lease rents should be levied at fair market rates.

Issue 4:

System renewal involving alternative programs, programs of choice and administrative space requirements are ongoing and need to be considered on a system basis through the Long-Range Student Accommodation Planning Process.

Strategy:

The Calgary Board of Education determines its facility needs on an ongoing basis to accommodate new and innovative programs, as well as the decentralization of administrative space. First consideration is the need for new and innovative programs with respect to location, facilities and amenities. Leasing and Property Development works closely with Community Engagement and Operational Planning to assist in ensuring all programs are accommodated and surplus space is used effectively. Moderately and highly under-utilized schools are considered in the facility review since system renewal programs and administrative space is a means of increasing the utilization of a sector.

Issue 5:

The Calgary Board of Education needs to consider the Long-Range Student Accommodation Planning Process for schools and school sites which may be surplus and subject to disposition.

Strategy:

The Calgary Board of Education, prior to recommending the disposition of any surplus school site, would determine the long-term need for the school site through a geographical analysis of the community and area. The Board will ensure that it is able to maintain a presence to serve all municipal communities in the City of Calgary. The CBE has developed a Ten-Year Facilities Plan, which is updated annually. The plan identifies a role for each school that will examine the extent of modernization, renovations and maintenance. The plan will also identify leasing strategies for CBE space and the disposition of any surplus space.

The Calgary Board of Education's decision-making process with respect to disposition of properties deemed by the Board of Trustees as surplus, would be to consider the reserve and non-reserve status of the surplus school sites. Facilities on non-reserve sites will be considered for sale when no longer required for school authority purposes. Schools located on reserve land, or on non-reserve sites received through special financial arrangements, would be considered for lease prior to considering the school for disposition.

Issue 6:

The Calgary Board of Education has a very large and diverse property portfolio with numerous facilities. An ongoing issue exists with respect to how service units access and share information related to these facilities.

Strategy:

A web-based Facility Management Information System (FMIS) is currently being implemented by the Calgary Board of Education. The FMIS system will provide a common database for basic property information for all Calgary Board of Education properties, as well as tracking and reporting of information related to facility management and operations, student enrolment and leasing. The FMIS system will span

the lifecycle of our facilities for asset management, from acquisition and operations to disposition. The system will be accessible by various service groups through web service technology and will allow for customization to meet the needs of the individual user.

The availability of facility information to various service units through a common database will allow for long-term cost savings gained through operational efficiencies and will advance the cohesiveness of the various service units as a result of improved communication related to facility information.

2.8 Leasing Policy

The Board supports the leasing of surplus classrooms and facilities to external organizations whose activities and objectives are compatible with the vision, goals and objectives of the Calgary Board of Education.

A challenge to the Calgary Board of Education is to ensure that policy not only reflects the vision, goals and objectives of the Board, but also is congruent to Provincial Government Policy, the City of Calgary by-laws and the Joint-Use Agreement. Since the Board originally developed its leasing policy, there have been changes to taxation powers, government jurisdictions and shifts in external influences such as economics and demographics.

The current leasing policy reflects these and other changes. The Calgary Board of Education will continue to monitor changes within the School Infrastructure Manual to ensure compliance and to maximize benefits of Provincial capacity exemption and lease support.

A key strategy of the Board with respect to leasing policy is to review on an ongoing basis closed schools and identify those properties as being either temporarily surplus or permanently surplus to Board needs. This review process will determine whether a property is reoccupied for other CBE purposes, leased or recommended for disposition. A key component of the closed facility review process is to ensure that the inventory of closed schools is kept to only those considered temporarily surplus or needed for alternative uses. It is important to permanently surplus facilities which have outlived their usefulness to the Board to ensure no future resources are directed to these facilities.

The leasing policy allows for new and unique uses of surplus school space, such as child care services, which create added value for schools and the municipal communities they serve. The leasing policy sets the framework for effective management of leases and ensures the use of school facilities by third parties is provided on a cost neutral basis.

The recent introduction of the Class Size Initiative has impacted leasing in operating schools. Child care organizations are among the most impacted tenants. Leasing and Property Development is working with tenants and schools in consideration of alternative spaces within our schools which would allow displaced lease programs to continue to operate.

3.0 ALTERNATIVE FUNDING MODELS

There are approximately 35 developing municipal communities in Calgary and there is ongoing pressure to build schools within many of these developing municipal communities based on populations and an ever-increasing number of students. With the strong growth in Calgary, the CBE is falling behind in meeting new school construction and modernization needs for the City.

The CBE must look at alternative funding models and innovative measures to address new school construction in municipal communities with strong growth and enrolment pressures. Recent discussions between the CBE and the Province have indicated that the Province is open to the idea of pursuing alternative funding models to build new schools and undertake modernization projects.

3.1 Opportunities for Alternative Funding Models

The CBE is willing to examine alternative funding models with government groups, borrowing money or issuing bonds to address new school construction and school modernization needs for the City. Alternative funding models could be used to supplement the CBE's funding from the Provincial government and discussions during 2007 will help to determine future opportunities.

3.2 CBE Past Experience – Alternative Funding Models

The CBE is considered to be progressive in pursuing alternative funding models and innovative methods for capital projects. Examples of past CBE projects and initiatives are listed below.

Mini-Modular Schools

Six mini-modular schools, with capacities in the 175-250 student range for Kindergarten to Grade 3 students, were built to establish schools in the right places. Four were completed in 2000 and another two modular schools were completed in 2001. Five of the six schools (Crossing Park, Coventry Hills, Battalion Park, Douglasdale and Monterey Park) have been established with core school additions through subsequent School Capital Plan approvals. The remaining Scenic Acres mini-modular school is considered to be an appropriate size for the community and a gym enhancement was added a few years ago to meet future student requirements.

Developer-Built School - The Hamptons

An innovative project between the CBE and Tirion Properties Ltd. was a developer-built school in the developing community of The Hamptons. The school opened in 1999 with a capacity of 150 student spaces for Kindergarten to Grade 3 students. The school subsequently expanded with four portables and has a Provincial capacity of 209 students. The Province subsequently funded the facility purchase for the CBE following construction. The school was not to CBE standards and has subsequently led to increased maintenance costs and the need for barrier-free upgrades.

Albert Park/David D. Oughton

The Calgary Board of Education proceeded with a creative solution for a replacement facility for two schools in the southeast with Opus Developments. David D. Oughton and Albert Park Schools are in the 40-50-year-old range. While annual maintenance by the CBE managed to keep these facilities operational, limited budget dollars available for facility upgrades or major modernizations resulted in significant backlogs of maintenance and building renewal costs at each of the schools. The condition of these two school facilities was considered to have an increasingly negative impact on the quality of the learning environment for the students.

Albert Park and David D. Oughton proceeded through the closure process and were closed, effective June 30, 2006. A new replacement school, including space for community needs, opened October 11, 2006, for the K-4 students who attended David D. Oughton and Albert Park. The new school, Radisson Park School, was developed on the same site as Sir Wilfrid Laurier Junior High. Sir Wilfrid Laurier School was renovated to accommodate Grades 5-9 in a middle school. It is anticipated that the David D. Oughton and Albert Park sites will be disposed and the proceeds will be used to repay the interim financing and costs of the new school to Opus Developments.

Application of Land Sales Proceeds

The CBE sold the Milton Williams Arts Centred Learning School to the City of Calgary to enable land for the construction of the Glenmore Trail/Elbow Interchange project. The proceeds from the sale were used to modernize and upgrade Willow Park School and Sir John Franklin School for the Arts-Centred Learning Program.

Leased Space

Examples of CBE leased space are:

- The W.H. Cushing Workplace School is a renovated space in a downtown office building for Kindergarten to Grade 3 students of downtown workers.
- There are Outreach Programs in Bowness, Westbrook Mall and Marlborough Mall.
- The Radisson Park P3 agreement included an option to lease.

IMR Financing of Modernization Projects

The modernization block funding ceased in 2001. A portion of IMR funds was allocated to address program driven facility changes of \$1.5 million in 2005-2006 and \$2.2 million applied in 2006-2007. A budget of \$3.4 million is anticipated for 2007-2008. This approach has addressed two major modernizations and 10 minor modernization projects the past two years.

Performance Plus Contract

A comprehensive pilot for seven schools was initiated in 2003. The projects included energy consumption related work of \$2.5 million and other renewal work of \$270,000. The Province approved borrowing to finance the project. It was fully funded through energy savings guaranteed by the contractor. The unique financing approach yielded a net borrowing rate of 0.45 %.

Public Private Partnerships (P3s) for New Schools and Major Modernizations

At the August 26, 2003, Regular Meeting of the Board of Trustees, the Chief Superintendent was directed to invite expressions of interest from the community at large to construct new schools through the use of alternative funding models.

An Expression of Interest (EOI) was advertised with a deadline of January 12, 2004, and 18 submissions were received. The Expression of Interest identified two categories of projects, new schools and modernization of schools, with total values in the range of \$320 million. The EOI identified 29 new municipal communities needing schools and the modernization of eight other schools. The EOI provided significant background information to clearly identify the opportunity presented, the partnership expectations, business objectives and roles and responsibilities of the proponents.

A CBE Executive Steering Committee was assembled to review the submissions and create a short list of the most qualified proponents who would be invited for the Request for Proposal (RFP) phase. To maintain the integrity of the process, a firm commitment from Alberta Infrastructure/Education to support a partnership contract was sought prior to initiating the RFP phase.

A letter was sent February 2004 to Alberta Infrastructure and Transportation/Education to obtain this commitment. The Province replied May 2004 and identified additional requirements that had to be met before the P3 projects could proceed. Requirements included: an opportunity paper; development of a plan for each sector indicating how utilization targets would be met; identification of all financial savings in advance of the RFP; and, completion of a ten-year enrolment plan projection. Conditions of the Province were considered to be extremely onerous and the CBE did not pursue the Request for Proposal phase.

4.0 NEW SCHOOL CONSTRUCTION CAPITAL PLAN CRITERIA

The City of Calgary supports an actively competitive land market in all areas of the City. There are 35 new and developing municipal communities in varying stages of development in Calgary. The large number of new and developing municipal communities puts ongoing pressure on the Calgary Board of Education to meet expectations of residents for school construction projects in their community.

The CBE defines a school community (attendance area) as the population required to sustain a school. In the new and developing municipal communities, elementary school communities (attendance areas) generally reflect municipal community boundaries. The junior high and middle school communities (attendance areas) can serve one large municipal community or two or more small-to-medium-sized municipal communities. In the inner-city and established areas, school communities (attendance areas) tend to cover larger geographic areas for both elementary, junior high and middle schools and do not always align with municipal community boundaries as there are a large range of municipal community sizes and demographics.

To address this challenge, the Calgary Board of Education has developed a standardized process to evaluate new school construction. This approach is designed to be transparent, equitable and fair to all municipal communities.

4.1 Construction Planning Criteria – Kindergarten to Grade 9 Schools

There are two types of criteria in the evaluation process used to rank school communities for capital building priorities in the School Capital Plan. These are as follows:

1. *Eligibility Criteria* which act as a screening filter for new capital projects that must be met before a school community evaluation proceeds to the ranking phase.
2. *Ranking Criteria* that will be used to further evaluate and prioritize new capital projects.

The following provides a summary of the two types of criteria:

Eligibility Criteria

Sector Utilization Rate

The sector-based approach was used to evaluate projects for capital priorities. Sectors that were eligible for further evaluation for capital projects were required to have utilization rates of 85% or greater. Eligibility, as established by CBE criteria, was determined by:

$$\text{Sector Utilization Rate} = \frac{\text{Resident Student Population in a Sector}}{\text{Provincial Capacity of Schools in a Sector}}$$

While Provincial utilization calculations were based on students enrolled in a sector, calculations for utilization rates were based on the Provincial utilization formula adjusted for student residency. The student population is based on the number of FTE students residing within a sector, adjusted for special-needs weighting factors. The school capacity is calculated by determining an “Area Per Student.” The Province provides a calculation table for the “Area Per Student” which is based on the gross square metres of

the school. A gross capacity for the school is determined (gross square metres divided by the “Area Per Student,”) and then adjusted for approved exemptions and a net capacity which is used to determine the utilization rate. Sector utilization by residence identifies the number of students residing in a sector expressed as a percentage of the total capacity in a sector. Sector utilization by enrolment identifies the number of students attending schools in a sector expressed as a percentage of the total capacity in a sector.

For the 2007-2010 School Capital Plan, all Sectors with new and developing communities (Sectors 1, 2, 4, 5, 6 and 9), will be ranked for new school construction. Sectors 3, 7 and 8 are inner-city and established area sectors and are not ranked since they do not have new and developing municipal communities. The Province has indicated that the 85% utilization rate is not a firm requirement but is a guideline. Sectors 1 and 6 have a utilization rate of 75% by residence but have high-growth communities and, therefore, will be evaluated further. A summary of utilization rates is below:

Sector	Utilization Rates (K-9) by Residence	Utilization Rates (K-9) by Enrolment
Sector 1	74.8%	75.0%
Sector 2	115.4%	89.5%
Sector 3	29.2%	60.3%
Sector 4	132.0%	91.3%
Sector 5	97.0%	87.3%
Sector 6	75.4%	74.5%
Sector 7	68.4%	74.2%
Sector 8	48.1%	72.9%
Sector 9	160.3%	86.2%

The Provincial capacity used in the utilization rate calculation includes capacities/enrolments as of September 30, 2006.

Accommodation Options

This criteria is used to evaluate student accommodation options for eligible school communities within a Sector and school communities in adjacent Sectors. Eligibility is determined by assessing whether there is space to accommodate students over the long term:

- The first priority is to accommodate students from the school community within the Sector; and,
- The second priority is to accommodate students in a nearby school which may be in an adjacent Sector.

Continuity of the Accommodation Plan for the Sector

This criteria is used to align a Kindergarten to Grade 9 continuum. Middle/junior high schools to provide the continuity of programming are a priority. These criteria act as a filter for school capital projects.

School Community Eligibility

The eligibility criteria identified above are reviewed to determine which school communities are ranked for new school construction projects. The eligible school communities are evaluated in two separate categories: elementary and middle/junior high. Most municipal communities have an elementary site and are ranked individually as a school community (attendance area). In certain cases, two small municipal communities form one school community (attendance area) where they do not exceed the school population threshold. In the case of middle/junior high schools, adjacent municipal communities can form one school community (attendance area) where they do not exceed the middle/junior high school population threshold. Large municipal communities that can sustain a middle/junior school are ranked individually as a school community (attendance area).

Ranking Criteria

For school communities (attendance areas) that meet the eligibility criteria, a ranking is applied based upon criteria identified in two categories: the Community Growth Profile and the Busing, Safety and Travel Time.

Community Growth Profile

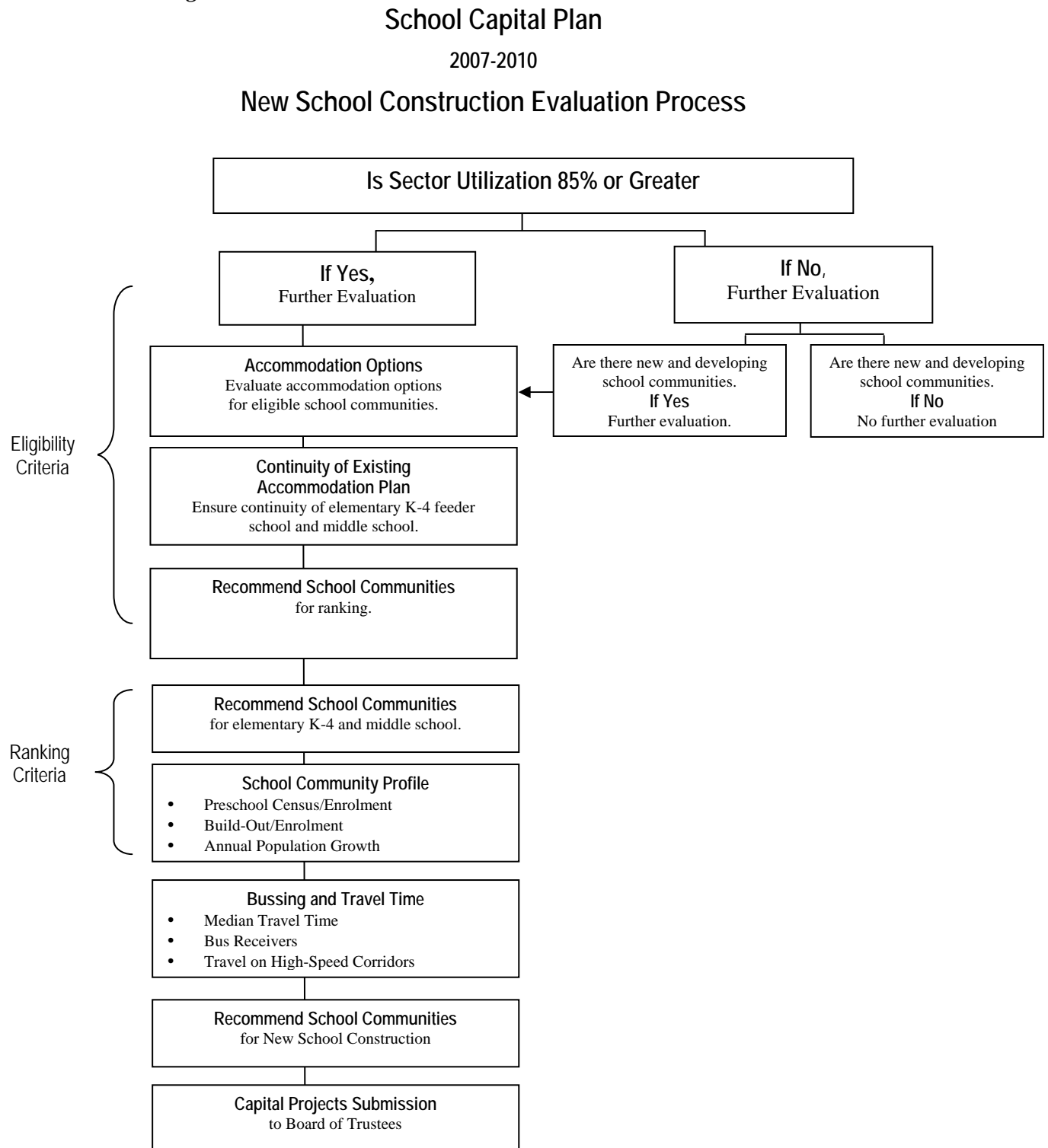
Point assignments are for school communities based on growth factors. Based on this information, three categories have been developed for ranking purposes: preschool census/student enrolment; school community build-out potential/student enrolment; and annual average population growth.

Busing, Safety and Travel Time

Point assignments are for school communities based on busing, safety and travel time assessment. Based on this information, three categories have been developed for ranking purposes: median travel time; number of bus receivers; and travel on high-speed corridors.

A flow chart summarizing the evaluation process for recommended new school construction follows:

Figure 2



4.2 Construction Planning Criteria – Senior High Schools

The sector-based approach is used to evaluate projects for capital priorities. Sectors are consolidated for analysis of senior high school accommodation into larger groupings in accordance with transit availability, travel time standards and the Area structure of the CBE. Sector groupings, which align with the Area structure and utilization rates for the evaluation of new senior high school construction projects, are listed below and depicted on **Map 5**:

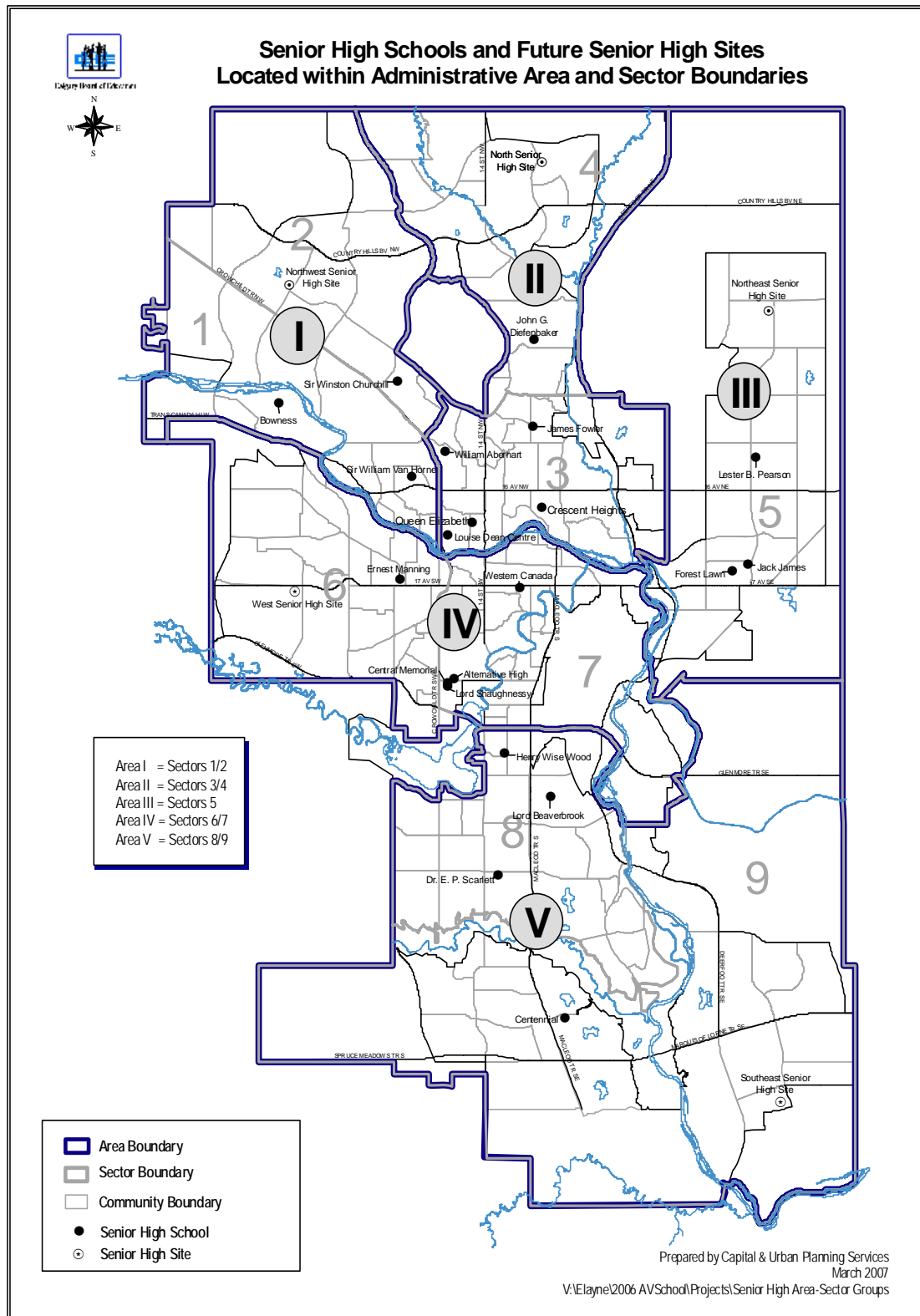
Sector Utilization			
Senior High School Sectors	Sector	Residence Utilization	Enrolment Utilization
Area I	Sector 1	} 125%	} 91%
	Sector 2		
Area II	Sector 3	} 56%	} 87%
	Sector 4		
Area III	Sector 5	128%	84%
Area IV	Sector 6	} 70%	} 83%
	Sector 7		
Area V	Sector 8	} 97%	} 90%
	Sector 9		

Notes:

- Student residence and enrolment as at September 30, 2006
- Capacity is based on Alberta Infrastructure's Area, Capacity and Utilization Report dated April 27, 2006

The greatest demand at this time, based on enrolment pressures, is a senior high in the northwest. The northwest has the greatest pressure due to strong growth and only three high schools to serve Sectors 1 and 2. One of the schools, Sir William Van Horne, does not provide a Regular program. Utilization rates for the northwest are high based on both utilization by residence and utilization by enrolment and are 125% and 91%, respectively.

Area III would have the next greatest priority with only three schools to serve Sector 5. One of these schools, Jack James, does not provide a Regular program. Utilization rates for the northeast are 128% utilization by residence and 84% utilization by enrolment. Greater detail related to senior high schools and priorities are discussed in Section 4.5 and 4.6.



4.3 Construction Ranking – Kindergarten to Grade 9

The list of top-ranked school communities for Kindergarten to Grade 9 in Sectors 1, 2, 4, 5, 6 and 9 are:

School Communities	
1	Coventry Hills Middle
2	Saddle Ridge Elementary
3	Tuscany Middle
4	Evergreen Elementary
5	Taradale/Coral Springs Middle
6	Cranston Elementary
7	Royal Oak Elementary
8	Panorama Hills Middle
9	West Springs Elementary
10	Rocky Ridge/Royal Oak Middle
11	Bridlewood Elementary
12	Copperfield Elementary
13	McKenzie Towne Middle
14	Evergreen Middle
15	West Springs/Cougar Ridge Middle
16	Cougar Ridge Elementary
17	Martindale Elementary
18	Springbank Hill Elementary

CBE school communities ranked for elementary and middle/junior high schools must have a site available and have a student population large enough to sustain an elementary or middle/junior high school per the ranking criteria. New school construction projects for the top fifteen school communities have been identified in the proposed School Capital Plans in Section 5.0.

4.4 Modernization Projects

School modernization projects provide for the renovation of whole or part of a school building to address physical obsolescence and/or improve functional adequacy and suitability for present and future educational programs. The top three ranked school modernization projects below have been requested for the past five years in the school capital plan and have been identified in the proposed School Capital Plans in Section 5.0.

1. Western Canada High
2. Bowness High
3. Sherwood Middle School

Additional modernization projects that will be scoped and prioritized for inclusion in future School Capital Plans are as follows:

- Louise Dean Centre
- Elboya Elementary/Junior High
- Robert Warren Junior High
- Henry Wise Wood Senior High
- Nickle Junior High

Further work will be undertaken in the next year to develop an overall modernization program for the CBE.

4.5 New School Construction – Senior High Schools

Whereas the priority in previous years has been to construct new elementary schools to accommodate our youngest children closest to home, senior high schools must now be ranked at a high priority.

From 1996 to the end of 2007, seventeen elementary schools and seven middle/junior high schools have been built or approved for construction (see chart below). In that same time period, only one senior high school has opened.

In terms of overall ranking for a senior high school, Area I would have the greatest need due to an overall utilization rate of 125% by residence and 91% by enrolment. Students from Area I are also bussed to William Aberhart High School in Area II. William Aberhart has a utilization rate of 100% (September 30, 2006). In terms of overall priorities, the Northwest Senior High would be the top-ranked senior high priority.

Area III has the next greatest need for a new high school. Last year's School Capital Plan 2006-2009 identified that further review was required to determine the accommodation strategy for senior high school students in Area II and III. It has been determined that a senior high school in the northeast in Area III is a higher priority than the north senior high school location in Area II.

Area III consists of Sector 5 and has a utilization by residence of 128% and a utilization by enrolment of 84% (Appendix I, II). Area III has a large student population by residence and there are 6,213 senior high school students in Area III and three senior high schools. One of the three schools, Jack James, accommodates only students in Special Education and in the Knowledge and Employability program.

Many Area III students are accommodated in Area II schools. Currently there are students from Taradale, Martindale, Castleridge, Falconridge, Coral Springs, Monterey Park and Saddle Ridge attending Area II senior high schools with 935 students enrolled at James Fowler and 194 students enrolled at Crescent Heights. Many of these students require transportation by Calgary Transit.

Area II, consisting of Sectors 3 and 4, has a utilization by residence of 56% and a utilization by enrolment of 87%. Area II has a student population by residence of 4,532 senior high school students and five senior high schools. Sector 4 has one high school and a utilization of 216% by residence; however, senior high school students are accommodated in Sector 3 schools which has a utilization by residence of 25%. Approval of a high school in the northeast would make space available at James Fowler Senior High and accommodate Sector 4 students closer to home.

1996-2009 New School Construction and Approvals			
New Construction – Schools Opened (1996-2006)			
Elementary	Junior High	Middle	Senior High
Chaparral (K-4)	Crossing Park (Gr. 7-9)	Mountain Park (Gr. 5-9)	Centennial (Gr. 10-12)
Citadel Park (K-4)	MidSun (Gr. 7-9)	Valley Creek (Gr. 5-9)	
Coventry Hills (K-4)	Tom Baines (Gr. 7-9)		
Crossing Park (K-6)			
Douglasdale (K-4)			
Hidden Valley (K-4)			
McKenzie Lake (K-6)			
Monterey Park (K-6)			
Radisson Park (K-4)			
Riverbend (K-6)			
Somerset (K-4)			
The Hamptons (K-3)			
Tuscany (K-4)			
New Construction in Progress			
Elementary	Junior High	Middle	Senior High
Battalion Park (K-6) Sep 2007		Arbour Lake (Gr. 5-9) Sep 2007	
		Shawnessy (Gr. 5-9) Sep 2008	
Recent Approvals (to be completed by 2009)			
Elementary	Junior High	Middle	Senior High
Panorama Hills (K-4) Sep 2008			
Taradale (K-6) Sep 2008			
McKenzie Towne (K-4) Sep 2009			

Based on community populations and school enrolments, one senior high can be sustained by the same geographic attendance area that supports five to six elementary schools and two to three middle/junior high schools.

To maintain the above-mentioned ratio of senior high to middle/junior high to elementary schools, two additional senior high schools are required for the time period of 1996 to 2010. This School Capital Plan reflects the need for two senior high schools to be approved in the near future.

4.6 Senior High School Recommendations

Senior high schools are not ranked using points criteria but are recommended on the new school construction priority list based on need. The highest priority on the School Capital Plan 2007-2010 is the Northwest Senior High School. The Northeast Senior High School is recommended in the proposed School Capital Plans.

Northwest Senior High

The first priority for a new high school to serve the north side of the City is in the northwest and the time period from approval to opening is four years. If the Provincial government approves funding for a high school in the summer of 2007, the opening of the new high school would be September 2011. The last high school that was built in the north was Lester B. Pearson in 1991.

Bowness and Sir Winston Churchill are currently unable to accommodate all Area I senior high students. Sir William Van Horne does not accommodate Regular program students. Students residing in the communities of Citadel, The Hamptons and Ranchlands are designated to William Aberhart, located in the Banff Trail community (Area II, Sector 3) and Bowness will not be able to accommodate the students over the long term from Tuscany, Rocky Ridge and Royal Oak.

The northwest high school would accommodate Regular program students in Grades 10-12 from Arbour Lake, Citadel, Rocky Ridge, Royal Oak and Tuscany. These communities will accommodate 60,000 people and generate 1,500 students in Grades 10-12. A description of the existing and proposed attendance area for the northwest senior high is identified on **Maps 6 and 7**.

The Symons Valley development west of the future Shaganappi Trail and north of the future Stoney Trail (Sherwood Community and Nolan Hill Community) will continue to grow and students will be designated to Area I schools. Sherwood and Nolan Hill communities are planned for approximately 14,000 people.

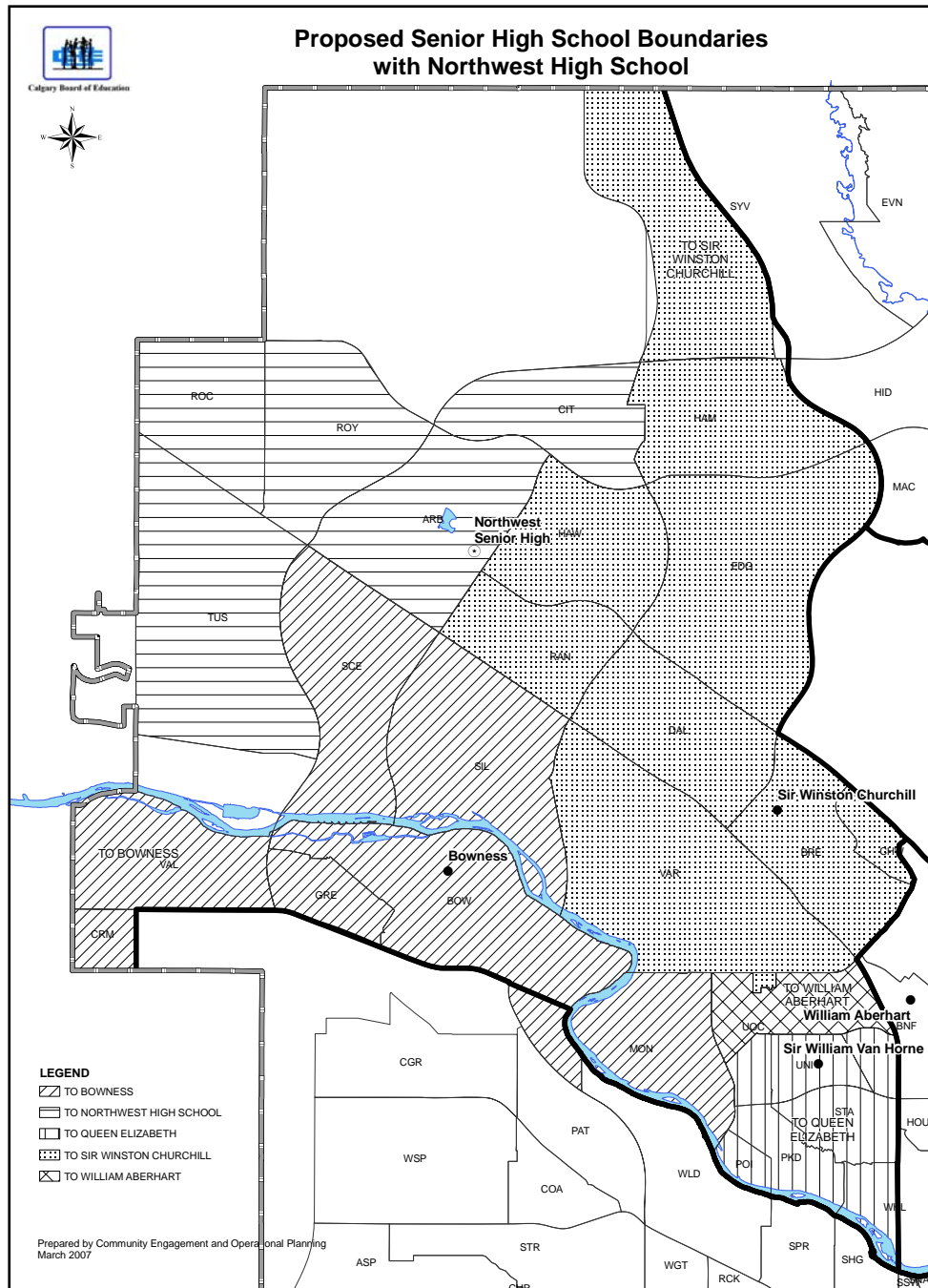
Northeast Senior High

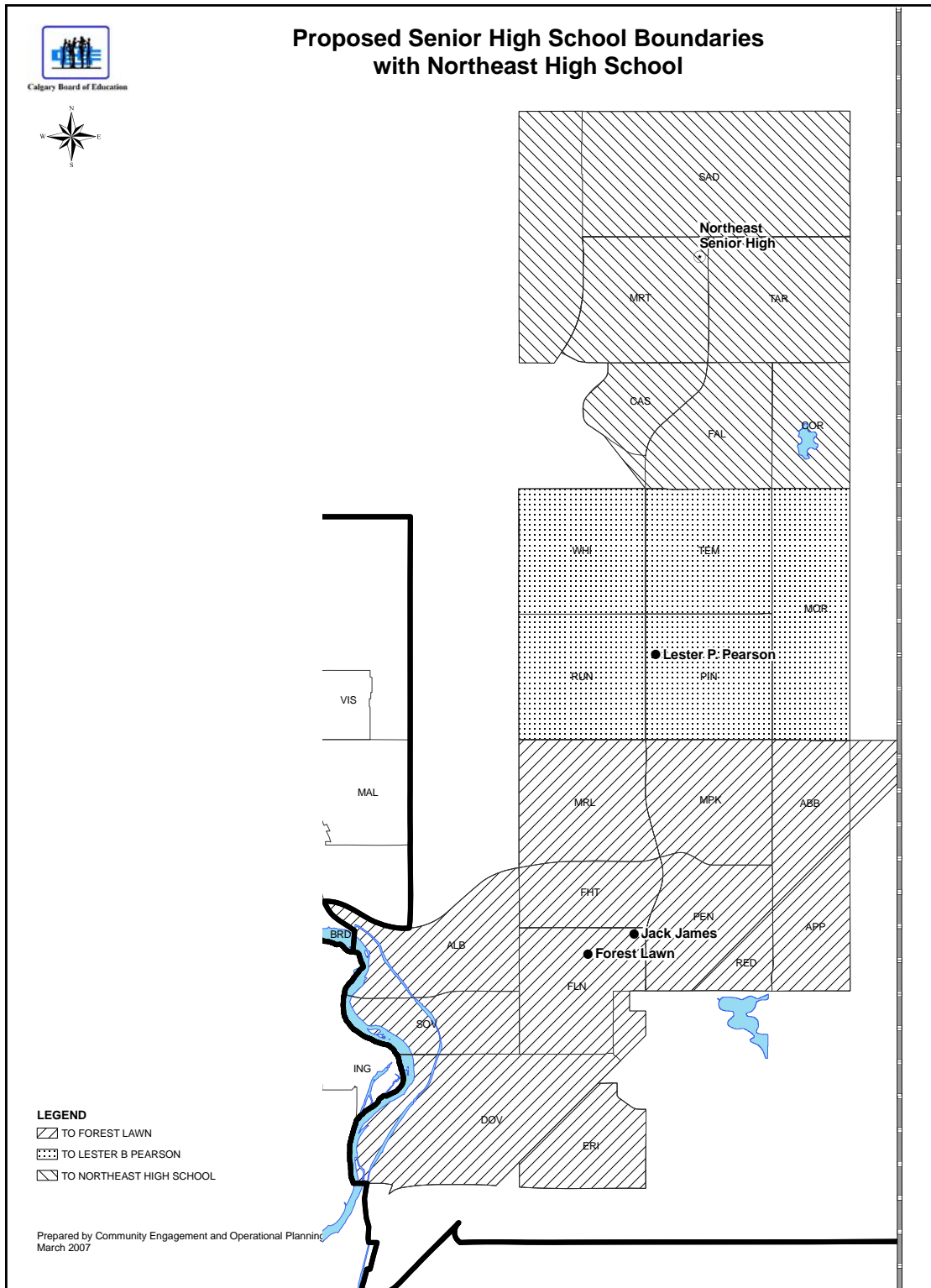
The second priority for a new high school to serve the north side of the city is in the northeast.

Lester B. Pearson and Forest Lawn are currently unable to accommodate all Area III senior high students. Jack James does not accommodate Regular program students. Students residing in the communities of Monterey Park, Coral Springs, Falconridge, Castleridge, Martindale and Taradale are designated to James Fowler, located in the Highland Park community (Area II, Sector 3) and students residing in the community of Saddle Ridge are designated to Crescent Heights, located in the Crescent Heights community (Area II, Sector 3).

The northeast high school would accommodate students in Grades 10-12 from Saddle Ridge, Martindale, Taradale, Falconridge, Castleridge and Coral Springs. These communities will accommodate 70,000 people and generate over 1,500 students in Grades 10-12. A description of the existing and proposed attendance area for the northeast senior high is identified on **Maps 6 and 8**.

An area structure plan is currently being developed which is located north of the Saddle Ridge community. The communities in this area structure plan will accommodate approximately 50,000 to 60,000 people.





4.7 Other School Recommendations

Piitoayis Family School

Piitoayis Family School, a unique program within the Calgary Board of Education, is open to any student across the City who is interested in an education based on Aboriginal culture. Calgary's Aboriginal population is the third largest among Canadian metropolitan centres. Temporarily located within Colonel Walker Elementary School in Area IV, the school currently accommodates Kindergarten to Grade 9.

The Calgary Board of Education is committed to building a new facility for the Piitoayis Family School and is currently exploring alternatives for a long-term location. Project planning has been undertaken to develop a more detailed scope for the project. The project was sixth on last year's Capital Plan. It is recommended that the Piitoayis Family School maintain its position as Priority 6 in the first year of the proposed School Capital Plans in Section 5.0.

Bridlewood Elementary

Bridlewood had previously ranked ahead of both Chaparral and Citadel in the 2002-2006 School Capital Plan. At that time, the identified school site was not serviced and the Bridlewood Elementary School could not be recommended to proceed. Six other schools were approved that year, including Chaparral School and Citadel Park School. The Bridlewood elementary site finally became serviced and available to the CBE on September 21, 2006. Now that a serviced site is available, it is recommended the Bridlewood Elementary School be included as Priority 7 in the first year of the proposed School Capital Plans in Section 5.0.

5.0 SCHOOL CAPITAL PLANS – 2007-2010 – SUMMARY

Based on Provincial guidelines, Alberta school boards must review their needs for new space and substantiate their applications when applying for capital funding. The following items must be taken into consideration when submitting requests for new school construction in a Board's Capital Plan application:

- Consider all possible alternatives for delivering education programs and accommodating students;
- Identify and incorporate cost-efficiency initiatives in their capital applications to reduce school capital spending; and
- Prioritize projects for which funding is being requested based on enrolment pressures, preservation needs, etc., as identified through a three-year capital plan and ten-year facilities plan.

The applications for capital funding for 2007-2010 will be:

- Approved by the Calgary Board of Education Trustees and submitted to Alberta Education;
- Reviewed by Alberta Education to ensure that projects fall within Provincial guidelines with respect to gross area, capacity and cost guidelines;
- Evaluated by Alberta Education against Provincial priorities and criteria; and
- Recommended by the Learning Facilities Advisory Committee for decisions by the Minister of Education.

This section provides a summary of recommended new school construction, modernization and portable/relocatable projects. Section 6.0 through 8.0 provides a year-by-year detail of the recommended new school construction, modernization projects and portable/relocatable projects. Projects have been scheduled over three years for funding purposes. Projects that are not listed in these proposed School Capital Plans will be re-ranked in future plans as revised priorities are established.

The Calgary Board of Education is willing to examine innovative funding mechanisms could supplement the CBE's traditional funding from the Provincial government. This will enhance the CBE's ability to meet local student needs and community expectations for educational purposes. Currently there is a large backlog of new school construction to be undertaken and supplemental funding measures are required. The three School Capital Plans that follow in Tables 1-3 allow for alternative funding to be pursued and projects have been grouped in annual lists of sufficient value, to encourage interest from construction companies.

Section 9.0 provides a detailed description of the Chinook Learning Services relocation that requires an alternative funding source.

The sections that follow this summary (Sections 6.0-8.0) describe the community and school profiles in order of priority. The key maps in the top right corner of the page depict the location of the community described. The light, shaded areas represent all the new and developing communities in Calgary.

School Capital Plan 2007-2008, 2008-2009, 2009-2010

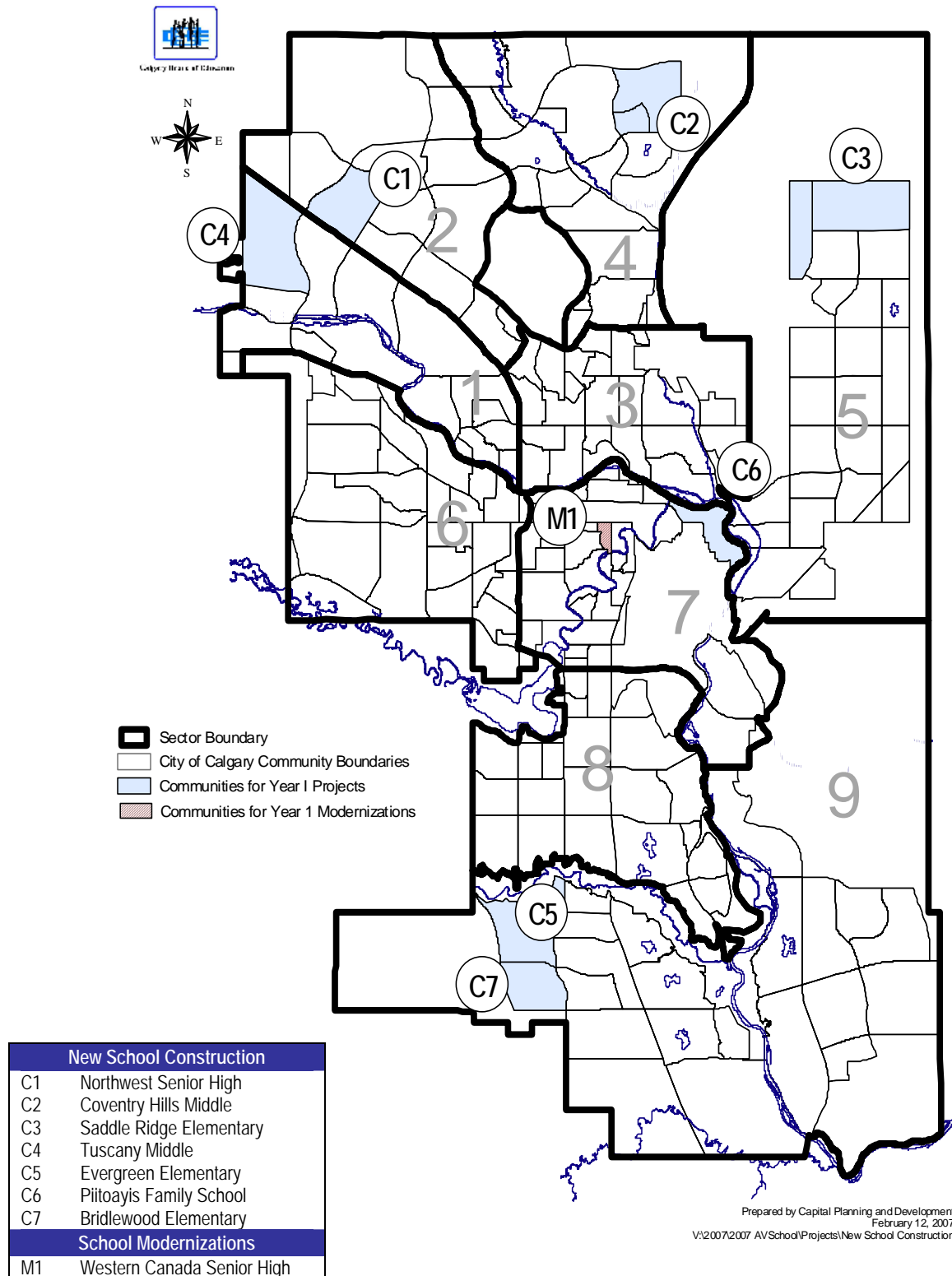
The following tables provide a summary of the new school construction projects recommended for funding over the next three years. Projects in each year are identified on **Maps 8-10**.

Table 1: 2007-2008 School Capital Plan			
Priority Ranking – Project Description			
New School Construction	Grade	Project Type	2007 Cost (\$)
C-1 Northwest Senior High	Gr. 10-12	New Construction	42,000,000
C-2 Coventry Hills Middle	Gr. 5-9	New Construction	17,650,000
C-3 Saddle Ridge Elementary	K-4	New Construction	9,600,000
C-4 Tuscany Middle	Gr. 5-9	New Construction	19,020,000
C-5 Evergreen Elementary	K-4	New Construction	9,600,000
C-6 Piitoyis Family School	K-9	New Construction	13,800,000
C-7 Bridlewood Elementary	K-6	New Construction	10,300,000
School Modernizations			
M-1 Western Canada High	Gr. 10-12	Replacement/Modernization	38,760,000
Portable/Relocatables			
20 New Portable/Relocatables	N/A	Portables/Relocatables	3,440,000
10 Portable/Relocatable Moves	N/A	Portables/Relocatables	530,000
Total			164,700,000

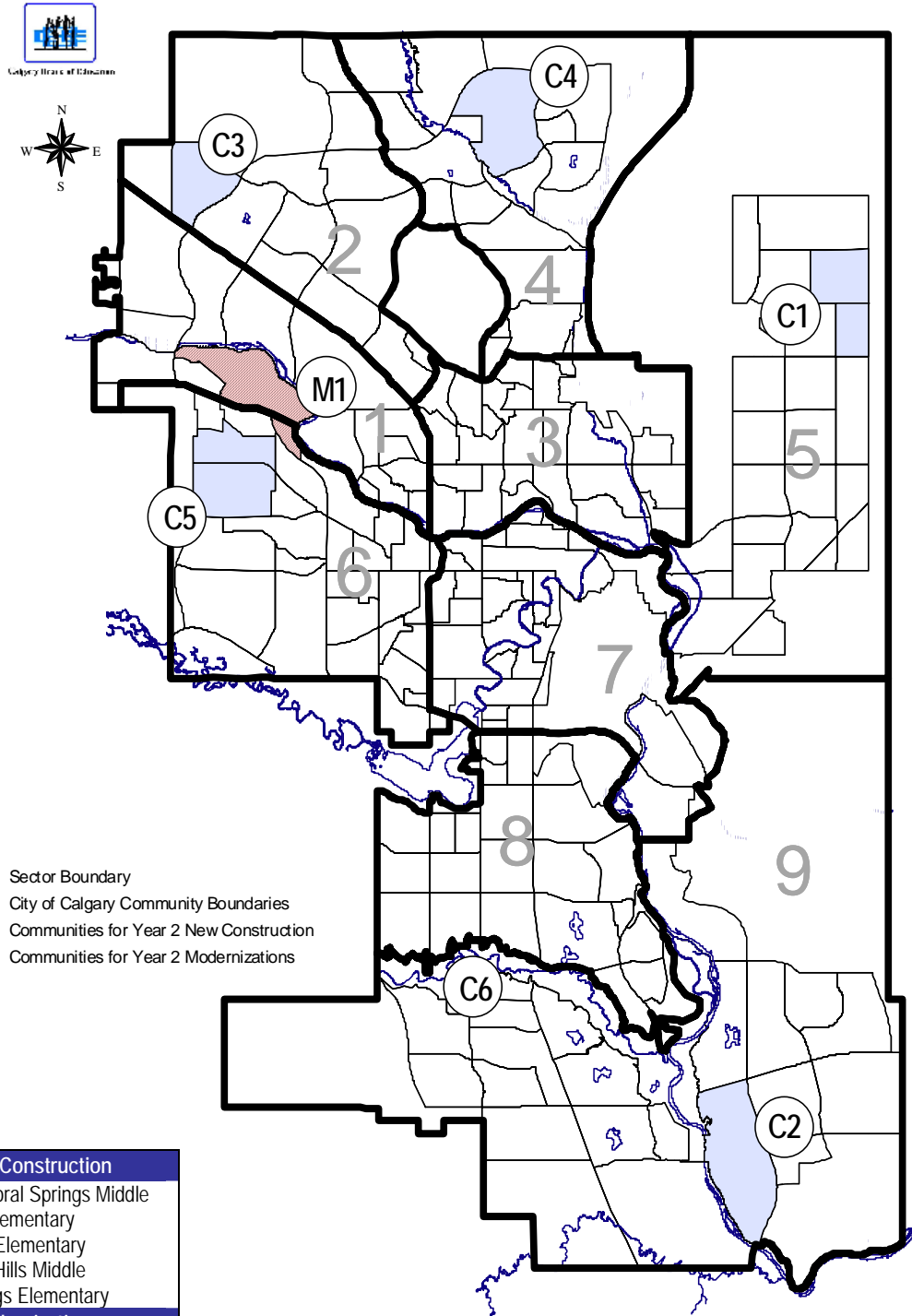
Table 2: 2008-2009 School Capital Plan			
Priority Ranking – Project Description			
New School Construction	Grade	Project Type	2007 Cost (\$)
C-1 Taradale/Coral Springs Middle	Gr. 5-9	New Construction	17,650,000
C-2 Cranston Elementary	K-4	New Construction	9,600,000
C-3 Royal Oak Elementary	K-4	New Construction	9,600,000
C-4 Panorama Hills Middle	Gr. 5-9	New Construction	17,650,000
C-5 West Springs Elementary	K-4	New Construction	9,600,000
School Modernizations			
M-1 Bowness High	Gr. 10-12	School Modernization	19,250,000
Portable/Relocatables			
20 New Portable/Relocatables	N/A	Portables/Relocatables	3,440,000
10 Portable/Relocatable Moves	N/A	Portables/Relocatables	530,000
Total			87,320,000

Table 3: 2009-2010 School Capital Plan Priorities			
Priority Ranking – Project Description			
New School Construction	Grade	Project Type	2007 Cost (\$)
C-1 Rocky Ridge/Royal Oak Middle	Gr. 5-9	New Construction	17,650,000
C-2 Northeast High School	Gr. 10-12	New Construction	38,180,000
C-3 Copperfield Elementary	K-4	New Construction	8,920,000
C-4 McKenzie Towne Middle	Gr. 5-9	New Construction	16,280,000
C-5 Evergreen Middle	Gr. 5-9	New Construction	17,650,000
C-6 West Springs/Cougar Ridge Middle	Gr. 5-9	New Construction	16,280,000
School Modernizations			
M-1 Sherwood Modernization	Gr. 5-9	School Modernization	9,300,000
Portable/Relocatables			
20 New Portable/Relocatables	N/A	Portables/Relocatables	3,440,000
10 Portable/Relocatable Moves	N/A	Portables/Relocatables	530,000
Total			128,230,000

2007-2008 - Major Capital Projects
for New School Construction

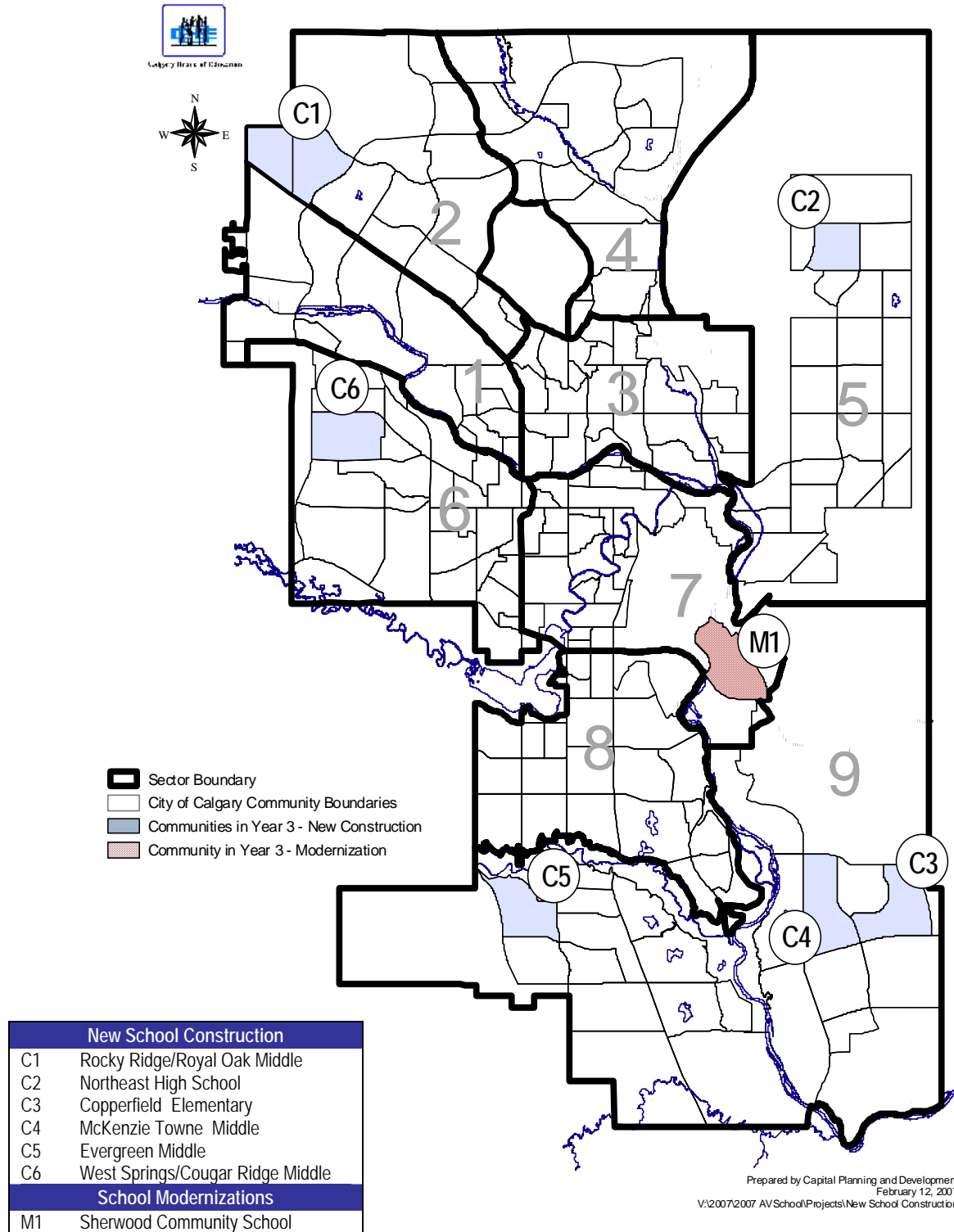


2008-2009 - Major Capital Projects
for New School Construction and Modernizations



Prepared by Capital Planning and Development
February 12, 2007
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2009-2010 - Major Capital Projects
for New School Constructions and Modernizations



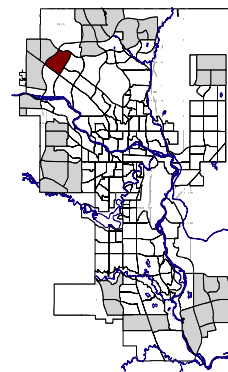
6.0 2007-2008 SCHOOL CAPITAL PLAN

2007-2008 Priority 1 – Northwest Senior High (Sector 2)

6.1 New Construction

School Community Profile

- The Northwest Senior High School is intended to serve approximately 65,000-70,000 residents (Arbour Lake, Citadel, Rocky Ridge, Royal Oak and Tuscany) in Sectors 1 and 2. The northwest is one of the fastest growing areas in the City and is forecasted to increase by 10,400 to 12,700 people over the next five years.
- Currently the northwest area has three senior high schools with Bowness and Sir William Van Horne in Sector 1, and Sir Winston Churchill in Sector 2. Sir William Van Horne serves students with special needs and those in Knowledge and Employability courses and the facility cannot accommodate a Regular program. A site has been dedicated in Arbour Lake for the new senior high school.



Enrolment Profile

- Area I has a utilization of 125% on a by-residence-basis with 5,617 senior high students and a capacity of 4,506 student spaces (Appendix I). Northwest senior high students are also accommodated in William Aberhart Senior High in Area II.
- Sector 1 has 2,076 students by enrolment and a net capacity of 2,491 student spaces. Sector 2 has 2,046 students by enrolment and 2,015 student spaces. The combined total for Sectors 1 and 2 is 4,122 students by enrolment and 4,506 student spaces for a utilization rate of 91%.
- Bowness has an enrolment of 1,484 students and a net capacity of 1,525 student spaces for a utilization rate of 97%.
- Sir William Van Horne has an enrolment of 482 students and a net capacity of 965 student spaces for a utilization rate of 50%. Students are enrolled in Knowledge and Employability courses.
- Sir Winston Churchill has an enrolment of 2,046 students and a net capacity of 2,015 student spaces for a utilization rate of 102%.

Accommodation and Transportation

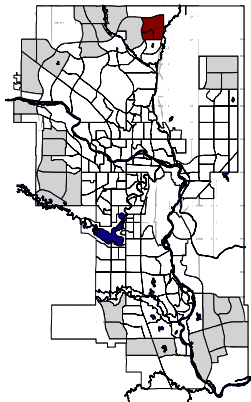
- The new and developing communities of Arbour Lake, Crestmont, Rocky Ridge, Royal Oak, Tuscany and Valley Ridge are designated to Bowness. Travel times from these communities are lengthy.
- The communities of Citadel, Ranchlands and The Hamptons are currently designated to William Aberhart, which is located in Sector 3. These communities should be accommodated in schools located in Sector 1 or Sector 2; however, there is not enough capacity in the northwest to accommodate these communities.
- Continued strong enrolment growth in Sectors 1 and 2, and a utilization by residence of 125% and utilization by enrolment of 91%, continues to strengthen the need for a senior high school in Arbour Lake.

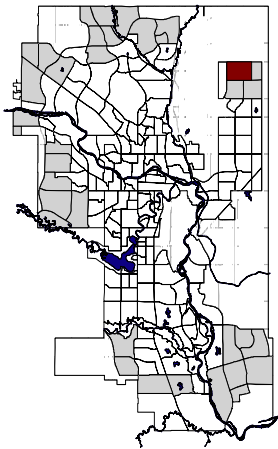
Accommodation Planning

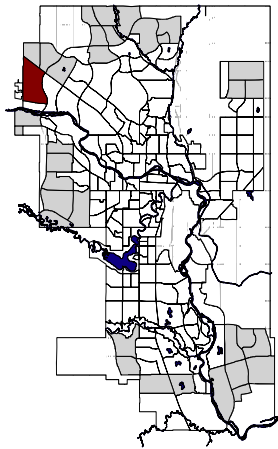
- Construct a senior high school for 1,500, Grades 10-12 students on the Arbour Lake site.

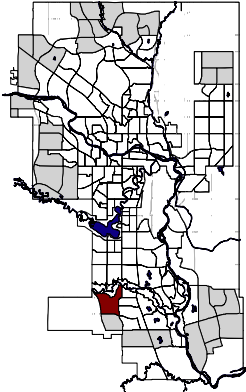
Recommendation

- Construct 1,500-student-capacity, senior high school complete with seven 200 sq.m. Career Technology Studies (CTS spaces).
- The total project cost is budgeted at \$41.0 million (2007 prices), including the CTS space and an allowance for CTS equipment in the amount of \$1.0 million. Additional costs are included in this estimate to provide for an extremely challenging and irregular site.

2007-2008 Priority 2 – Coventry Hills Middle School (Sector 4)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Coventry Hills Community began development in 1990 and is situated in north Calgary, north of Country Hills Boulevard NW. • As of the April 2006 Census, the total number of occupied dwelling units in Coventry Hills was 5,049 with a population of 13,870. • The community is planned for an estimated 6,670 housing units with a population capacity of 17,000 to 18,800. • The community had an average annual population growth of 1,625 persons during the past three-year period and has completed approximately 76% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 997 public preschool-aged children. • As of September 30, 2006, 690 Kindergarten to Grade 4 students and 476 Grades 5-9 students residing in Coventry Hills attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There are two elementary sites and one senior high site located in Coventry Hills. The middle school site is located in Country Hills Village. • Coventry Hills students are currently bussed to Colonel Macleod School (Grades 5-9), which is located in the Renfrew community in Sector 3. Median travel time to Colonel Macleod is 34 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces. The opening day capacity will be 700 student spaces. • Elementary students currently attend Coventry Hills Elementary School (K-4). 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 500-student-capacity, core middle school sized to support the relocatable expansion. Construct and attach eight relocatable units to be ready for opening day. • The total project cost is budgeted at \$17.65 million (2007 prices), including the construction of eight new relocatables, funding for CTS space and a CTS equipment allowance. 	

2007-2008 Priority 3 – Saddle Ridge Elementary (Sector 5)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Saddle Ridge Community is situated in the northeast sector of the City immediately west of 68 Street NE and north of the community of the Martindale. • As of the April 2006 Census, the total number of occupied dwelling units in Saddle Ridge was 1,960 with a population of 6,788. • The community is planned for an estimated 6,270 housing units with a population capacity of 18,400-20,400. • The community had an average annual population growth of 1,253 persons during the past three-year period and has completed approximately 31% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 597 public preschool-aged children. • As of September 30, 2006, 295 Kindergarten to Grade 4 students residing in Saddle Ridge attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary site and two middle school sites in Saddle Ridge. • Saddle Ridge elementary students are currently bussed to Marlborough Elementary School, which is located in the Marlborough community in Sector 5. Median travel time to Marlborough is 23 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core elementary K-4 school for 350 students complete with space to support a relocatable addition for 200 students in 8 units. The potential capacity of the school will be 550 student spaces. The opening day capacity will be 450 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 350-student capacity, K-4 core school sized to support the relocatable expansion. Construct and attach four relocatable units to be ready for opening day. • The total project cost is budgeted at \$9.42 million (2007 prices), including the construction of the new relocatable units. 	

2007-2008 Priority 4 – Tuscany Middle (Sector 1)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Tuscany Community began development in 1995 and is situated in the northwest, south of Crowchild Trail and west of Stoney Trail. • As of the April 2006 Census, the total number of occupied dwelling units was 5,274 with a population of 14,571. • The community is planned for an estimated 6,450 housing units with a population capacity of 16,500 to 18,300. • The community has had an average annual population growth of 1,987 persons during the past three-year period and has completed approximately 82% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of September 30, 2006, 739 Kindergarten to Grade 4 and 495 Grades 5-9 students residing in the Tuscany community attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary school (Tuscany School), one elementary site and two middle school sites in Tuscany. • Tuscany junior high students are currently bussed to F.E. Osborne, which is located in the Varsity community in Sector 1. Median travel time to F.E. Osborne is 30 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces and this will be the opening day capacity. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 500-student capacity, core middle school sized to support the relocatable expansion. Construct and attach sixteen relocatable units to be ready for opening day. • The total project cost is budgeted at \$19.02 million (2007 prices), including construction of the new relocatable units, funding for CTS space and a CTS equipment allowance. 	

2007-2008 Priority 5 – Evergreen Elementary (Sector 9)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Evergreen Community is situated approximately 3 kilometres west of Macleod Trail South between 146 Avenue SW and 162 Avenue SW. • As of the April 2006 Census, the total number of occupied dwelling units was 4,163 with a population of 11,475. • The community is planned for an estimated 7,820 housing units with a population capacity of 21,600-23,800. • The community had an average annual population growth of 2,547 persons during the past three-year period and has completed approximately 53% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 596 public preschool-aged children. • As of September 30, 2006, 350 Kindergarten to Grade 4 students residing in Evergreen (includes Evergreen Estates) attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary site, one middle school site and one swing site (CBE, CSSB) in Evergreen. • Evergreen elementary students are currently bussed to Eugene Coste Elementary School, which is located in the Haysboro community in Sector 8. Median travel time to Eugene Coste is 26 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core elementary K-4 school for 350 students complete with space to support a relocatable addition for 200 students in 8 units. The potential capacity of the school will be 550 student spaces. The opening day capacity will be 450 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 350-capacity, K-4 core school sized to support the relocatable expansion. Construct and attach four relocatable units to be ready for opening day. • The total project cost is budgeted at \$9.6 million (2007 prices), including the construction of the new relocatable units. 	

2007-2008 Priority 6 – Piitoayis Family School (Sector 7)

New Construction

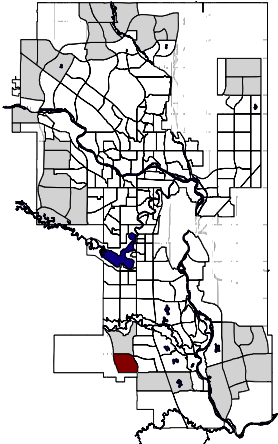
Piitoayis Family School, a unique program within the Calgary Board of Education, is open to any student across the City who is interested in an education based on Aboriginal culture. Calgary's Aboriginal population is the third largest among Canadian metropolitan centres. Temporarily located within Colonel Walker Elementary School in Area IV, the school currently accommodates Kindergarten to Grade 9.

The Calgary Board of Education's goals to advance student learning, to meet changing student needs through program renewal, and to nurture inner pride, are clearly supported through the initiation of the Piitoayis Family School. Administrative Regulation 3079, Aboriginal Education outlines the importance of improving the success rate of Aboriginal students and increasing the understanding and acceptance of Aboriginal cultures for all students. The Alberta Learning Commission specifically recommended that parents be able to access a variety of educational settings for Aboriginal students including separate settings where both parents and students may learn in a facility dedicated to the Aboriginal culture and history.

Piitoayis Family School had 261 students (Kindergarten to Grade 8) for the 2005-2006 school year and increased to 274 students (Kindergarten to Grade 9) for the 2006-2007 school year. Projections for the 2007-2008 school year are for an enrolment of approximately 268 students. According to a survey, all parents of students at Piitoayis were satisfied with the quality of their child's academic education.

The Calgary Board of Education is planning to build a new facility for the Piitoayis Family School at an estimated cost of \$13.8 million. The proposed Piitoayis Family School will embody sustainable principles and bring environmental conservation together with traditional ecological knowledge (TEK) to offer a unique and innovative program. The program will include science and technology as it relates to Aboriginal methodologies, as well as encourage career opportunities in management, energy use, resource conservation and biodiversity.

The facility will be fully equipped for academic requirements of kindergarten, elementary and junior high school. The school will consist of a 300-student-capacity core and relocatables, capacity for eight relocatables (200 student capacity) and areas for additional cultural and community programs. The facility will provide 13 classrooms, ancillary, a junior high level gymnasium, information services, library including electronic material and administration rooms in the 4,311 sq.m. regular building area. In addition, there will be 1,843 sq.m. of space for culture and community programs such as elders' rooms, a museum room, a ceremonial room, a drumming/dancing room and rooms for cultural instruction. The school would continue to offer curriculum from an Aboriginal perspective and incorporate Aboriginal culture, language, and family and community programming.

2007-2008 Priority 7 - Bridlewood Elementary (Sector 9)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Bridlewood Community is situated in the south, north of Spruce Meadows Trail South and approximately 3 kilometres west of Macleod Trail South. • As of the April 2006 Census, the total number of occupied dwelling units was 2,822 with a population of 7,928. • The community is planned for an estimated 4,190 housing units with a population capacity of 11,600-12,800. • The community has had an average annual population growth of 829 persons during the past three-year period and has completed approximately 67% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 538 public pre-school-aged children. • As of September 30, 2006, 409 Kindergarten to Grade 6 students residing in the Bridlewood community attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary and one middle school site in Bridlewood. • Elementary students are currently bussed to Midnapore Elementary, which is located in the Midnapore community in Sector 9. Median travel time to Midnapore is 18 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core elementary school for 400 students complete with additional space to support a relocatable addition of 200 students in 8 relocatables. The potential capacity of the school will be 600 students. The opening day capacity will be 500 student spaces. • The school will initially accommodate students in Grades K-6. Junior high students will be accommodated at Wilma Hansen Junior High until a middle school is built in Bridlewood. The elementary school would then accommodate Grades K-4 and relocatables would be removed to adjust capacity as necessary. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 400-student-capacity, K-6 core elementary school sized to support the relocatable expansion. Construct and attach four new relocatable units to be ready for opening day. • The total project cost is budgeted at \$10.3 million (2007 prices). 	

6.2 Preservation/School Modernization

Western Canada Senior High (Sector 7)

Western Canada is a senior high school located within Calgary in the inner-city community of Cliff Bungalow. The school currently accommodates Grades 10-12 in Regular, French Immersion and International Baccalaureate programs. Western Canada High School is a top achieving high school in Alberta and demand for enrolment remains strong.

Students from central Calgary are accommodated in Western Canada, including the communities of Bankview, Beltline, Chinatown, Cliff Bungalow, Downtown, Eau Claire, Elbow Park, Erlton, Inglewood, Mission, Mount Royal, Ogden, Parkhill, Ramsay, Rideau Park, Roxboro, Scarboro, Scarboro/Sunalta West, Shaganappi, South Calgary and Sunalta. Western Canada is the French Immersion Centre for Area IV.

Due to the central location of Western Canada, the school is expected to continue to be sustainable over the long term, accommodating Regular, French Immersion, and the International Baccalaureate programs. Capacity at Western Canada is 2,180 and the utilization rate is 92%.

Western Canada High School received 960 points in the 1999 Provincial Audit and is identified as a long-term sustainable school for Sector 7. Enrolment is stable and is expected to remain high in the long term. The existing Western Canada facility is 23,969 sq.m. and houses 1,996 students.

In 2001, the Provincial government approved an expenditure of \$100,000 to “commence with the detailed planning, sketch plans and submit independent cost estimates for review by Alberta Infrastructure, to determine final scope of work and total project cost.” Following this study, Alberta Infrastructure requested that the CBE prepare a Business Case for this project. The Business Case (April 1, 2004) supports the replacement of the Western Canada High School building with a smaller building of 15,578 gross square metres. The result would be an 1,800 student capacity, which is a net reduction of 380 student spaces. This replacement school project requires a budget of \$38.7 million. This project is essentially a replacement school; however, some existing building elements are retained. These include drama, band and gymnasium areas. The business case was submitted to the Province June 2004.

6.3 Portables/Relocatables

20 New Portable/Relocatables

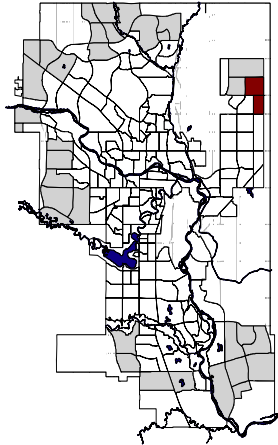
New schools that have recently been built require additional relocatables for expansion to accommodate growth. When relocated, older units also require significant upgrades and/or reconstruction that would cost more than 75% of the unit replacement value. Therefore, the CBE has requested a budget of \$3.44 million to construct 20 new units. The CBE will apply to the Province to demolish units as required in accordance with Alberta Infrastructure guidelines.

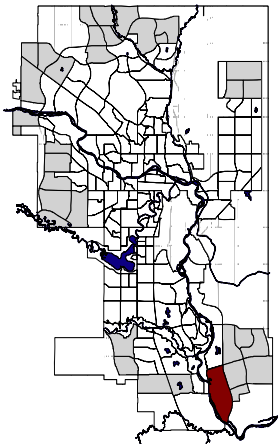
10 Portable/Relocatable Moves

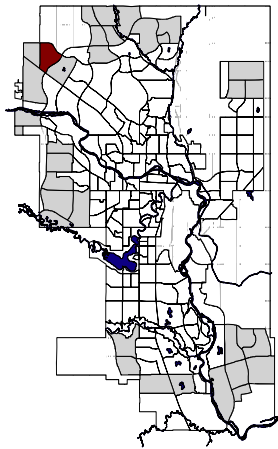
Growth Needs for Existing Schools

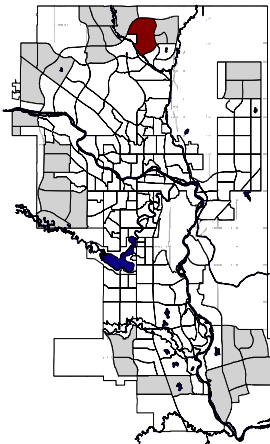
The estimated cost of \$530,000 represents the cost of moving 10 portables/relocatables for the 2007-2008 school year in order to respond to the need for space associated with enrolment growth and corresponding shifts in student population. This figure is based on 2007 prices.

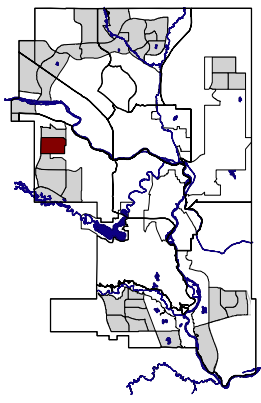
This budget is based solely on the funding identified as available by Alberta Infrastructure administration and has historically required funding to be supplemented by Infrastructure Maintenance Program (IMP) in order to meet the Alberta Building Code upgrade requirements of authorities having jurisdiction.

7.0 2008-2009 SCHOOL CAPITAL PLAN	
2008-2009 Priority 1 - Taradale/Coral Springs Middle School (Sector 5)	
7.1 New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Taradale Community is located in the northeast sector of the City, immediately east of the Martindale community, south of 80 Avenue NE and north of the Falconridge community. • The community is planned for an estimated 4,340 housing units with a population capacity of 12,800 to 14,200. The community had an average annual population growth of 1,370 persons during the past three-year period and has completed approximately 63% of its development. As of the April 2006 Census, the total number of occupied dwelling units in Taradale was 2,753 with a population of 9,959. • Coral Springs Community is situated in the northeast sector of the City, immediately east of the Falconridge community, south of 64 Avenue NE and north of McKnight Boulevard NE. This community is virtually complete. As of the April 2006 Census, the total number of occupied dwellings was 3,511 and the population was 6,166. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of September 30, 2006, 451 Kindergarten to Grade 4 students and 454 Grades 5-9 students residing in Taradale attended CBE schools. • As of September 30, 2006, 177 Kindergarten to Grade 4 students and 257 Grades 5-9 students residing in Coral Springs attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one middle school site in Taradale located at 750 Taravista Way NE. Coral Springs does not have a middle school site. • Taradale students are currently bussed to Terry Fox Junior High located in the Falconridge community. Median travel time to Terry Fox is 8 minutes. • Coral Springs students are currently bussed to Annie Gale Junior High located in the Whitehorn community. Median travel time to Annie Gale is 22 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces. The opening day capacity will be 700 students. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 500-student capacity, core middle school sized to support the relocatable expansion. Construct and attach eight relocatable units to be ready for opening day. • The total project cost is budgeted at \$17.65 million (2007 prices), including construction of the new relocatable units, funding for CTS space and a CTS equipment allowance. 	

2008-2009 Priority 2 – Cranston Elementary (Sector 9)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Cranston Community began development in 1999 and is located south of Marquis of Lorne Trail SE and west of Deerfoot Trail SE. • As of the April 2006 Census, the total number of occupied dwelling units in Cranston was 1,887 with a population of 5,225. • The community is planned for an estimated 6,490 housing units with a population capacity of 17,900-19,700. • The community had an average annual population growth of 1,105 persons during the past three-year period and has completed approximately 29% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 494 public preschool-aged children. • As of September 30, 2006, there were 208 Kindergarten to Grade 4 students residing in Cranston that attended CBE Schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There are two elementary sites and one middle school site in Cranston. • Cranston elementary students are currently bussed to Andrew Sibbald Elementary School, which is located in the Lake Bonavista community in Sector 8. Median travel time to Andrew Sibbald is 19 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core elementary K-4 school for 350 students complete with space to support a relocatable addition for 200 students in 8 units. The potential capacity of the school will be 550 student spaces. The opening day capacity will be 450 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 350-capacity, K-4 core school sized to support the relocatable expansion. Construct and attach four relocatable units to be ready for the opening day. • The total project cost is budgeted at \$9.6 million (2007 prices), including the construction of the new relocatable units. 	

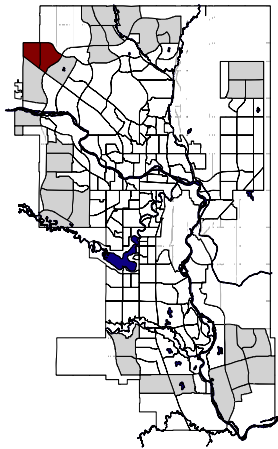
2008-2009 Priority 3 – Royal Oak Elementary (Sector 2)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Royal Oak Community began development in 1985 and is situated in the northwest, north of Crowchild Trail NW and west of Stoney Trail NW. • As of the April 2006 Census, the total number of occupied dwelling units was 2,607 with a population of 7,303. • The community is planned for an estimated 4,190 housing units with a population capacity of 11,100 to 12,300. • The community had an average annual population growth of 1,633 persons during the past three-year period and has completed approximately 62% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 523 public preschool-aged children. • As of September 30, 2006, there were 296 Kindergarten to Grade 4 students residing in Royal Oak that attended CBE Schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary site and one middle school site in Royal Oak, both located on the same site. • Royal Oak elementary students are currently bussed to Belvedere-Parkway Elementary School, which is located in the Bowness community in Sector 1. Median travel time to Belvedere-Parkway is 22 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core elementary K-4 school for 350 students complete with space to support a relocatable addition for 200 students in 8 units. The opening day capacity will be 450 student spaces. The potential capacity of the school will be 550 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 350-student-capacity, K-4 core school sized to support the relocatable expansion. Construct and attach four relocatable units to be ready for the opening day. • The total project cost is budgeted at \$9.6 million (2007 prices), including the construction of the new relocatable units. 	

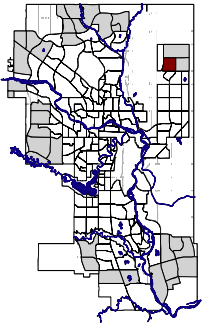
2008-2009 Priority 4 – Panorama Hills Middle School (Sector 4)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Panorama Hills Community began development in 1996 and is located north of Coventry Hills Boulevard and west of Harvest Hills Boulevard NW. • As of the April 2006 Census, the total number of occupied dwelling units in Panorama Hills was 3,228 with a population of 10,277. • The community is planned for an estimated 7,830 housing units with a population capacity of 21,600-23,800. • The community had an average annual population growth of 1,660 persons during the past three-year period and has completed approximately 41% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of September 30, 2006, 448 Kindergarten to Grade 4 students and 368 Grades 5-9 students residing in the Panorama Hills community attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There are three elementary sites and one middle school site in Panorama Hills. • Panorama Hills junior high students are currently bussed to Sir John A. Macdonald, which is located in the Huntington Hills community in Sector 4. Median travel time to Sir John A. Macdonald is 20 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces. The opening day capacity will be 700 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 500-student-capacity, core middle school sized to support the relocatable expansion. Construct and attach eight relocatable units to be ready for the opening day. • The total project cost is budgeted at \$17.65 million (2007 prices), including the construction of the new relocatable units, funding for CTS space and a CTS equipment allowance. 	

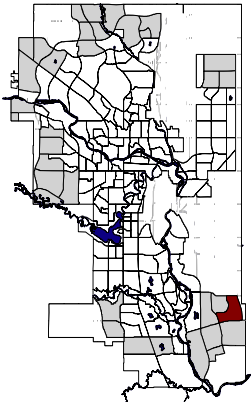
2008-2009 Priority 5 – West Springs Elementary (Sector 6)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • West Springs Community began development in 1999 and is located in the west sector of the City, immediately west of the Coach Hill Community and north of Bow Trail. • As of the April 2006 Census, the total number of occupied dwelling units in West Springs was 1,826 with a population of 5,309. • The community is planned for an estimated 4,510 housing units with a population capacity of 12,400 to 13,800. • The community had an average annual population growth of 917 persons during the past three-year period and has completed approximately 40% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 497 public pre-school-aged children. • As of September 30, 2006, there were 218 Kindergarten to Grade 4 students residing in West Springs that attended CBE Schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary and one middle school site in West Springs, both located on the same site. • West Springs students are currently accommodated in Wildwood Elementary located in the Wildwood community in Sector 6. Median travel time to Wildwood is 23 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core elementary (K-4) school for 350 students complete with space to support a relocatable addition for 200 students in 8 units. The potential capacity of the school will be 550 student spaces. The opening day capacity will be 450 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 350-student-capacity, K-4 core school sized to support the relocatable expansion. Construct and attach four relocatable units to be ready for the opening day. • The total project cost is budgeted at \$9.6 million (2007 prices), including the construction of the new relocatable units. 	

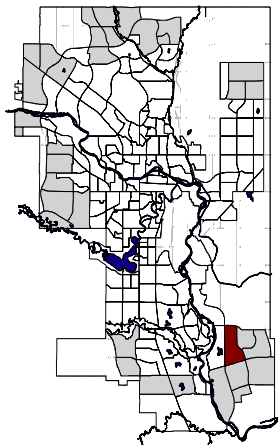
7.2 Preservation/School Modernization
Bowness High School (Sector 1)
<p>Bowness is a senior high school located in the Bowness community. The capacity of Bowness is 1,525 and the utilization rate is 97%. The school currently accommodates 1,484 Grades 10-12 students from Bowness, Greenwood/Greenbriar, Montgomery and bussed students from Arbour Lake, Crestmont, Rocky Ridge, Royal Oak, Scenic Acres, Silver Springs, Tuscany and Valley Ridge. Arbour Lake, Rocky Ridge, Royal Oak, Tuscany and Valley Ridge are growing communities. Potential population and student generation from the new and developing communities may not be able to be accommodated in Bowness High School over the long term. A senior high school is being recommended in Arbour Lake. Many students from the new and developing communities currently designated to Bowness will be redesignated to the proposed new high school.</p> <p>This facility received 940 points in the 1999 Provincial Audit and is identified as a long-term sustainable school for Sector 1. Enrolment has been increasing and is expected to continue to increase until a new high school is built in the northwest. The project identified will remove the original wood frame building structure and fully modernize the remaining building infrastructure to meet current educational specifications. The modernized facility will be designed for a capacity of approximately 1,500 student spaces and 16,580 square metres. The total project cost is budgeted at \$19.25 million including a CTS equipment allowance.</p>

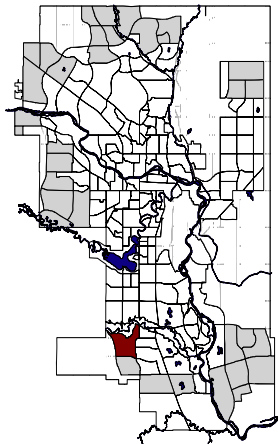
7.3 Portable/Relocatables
20 New Portable/Relocatables
<p>New schools that have recently been built require additional relocatables for expansion to accommodate growth. When relocated, older units also require significant upgrades and/or reconstruction that would cost more than 75% of the unit replacement value. Therefore, the CBE has requested a budget of \$3.44 million to construct 20 new units. The CBE will apply to the Province to demolish units as required in accordance with Alberta Infrastructure guidelines.</p>
10 Portable/Relocatable Moves
<p>Growth Needs for Existing Schools</p> <p>The estimated cost of \$530,000 represents the cost of moving 10 portables/relocatables for the 2007-2008 school year in order to respond to the need for space associated with enrolment growth and corresponding shifts in student population. This figure is based on 2007 prices.</p> <p>This budget is based solely on the funding identified as available by Alberta Infrastructure administration and has historically required funding to be supplemented by Infrastructure Maintenance Program (IMP) in order to meet the Alberta Building Code upgrade requirements of authorities having jurisdiction.</p>

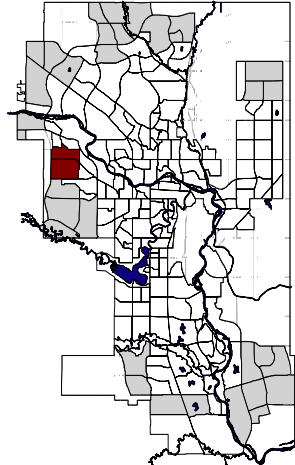
8.0 2009-2010 SCHOOL CAPITAL PLAN	
2009-2010 Priority 1 – Rocky Ridge/Royal Oak Middle School (Sector 2)	
8.1 New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Rocky Ridge Community began development in 1989 and is located in the northwest, north of Crowchild Trail and west of Rocky Ridge RD NW. • As of the April 2006 Census, the total number of occupied dwelling units was 2,405 with a population of 6,043. The community is planned for an estimated 3,380 housing units with a population capacity of 8,400 to 9,200. • The community has an average annual population growth of 736 persons during the past three-year period and has completed approximately 71% of its development. • Royal Oak Community began development in 1985 and is situated in the northwest, north of Crowchild Trail NW and west of Stoney Trail NW. • As of the April 2006 Census, the total number of occupied dwelling units was 2,607 with a population of 7,303. The community is planned for an estimated 4,190 housing units with a population capacity of 11,100 to 12,300. • The community had an average annual population growth of 1,633 persons during the past three-year period and has completed approximately 62% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of September 30, 2006, there were 195 Kindergarten to Grade 4 students and 158 Grades 5-9 students residing in the Rocky Ridge community that attended CBE schools. • As of September 30, 2006, there were 296 Kindergarten to Grade 4 students and 247 Grades 5-9 students residing in the Royal Oak community that attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary site and one middle school site in Rocky Ridge, both on the same site. There is one elementary site and one middle school site in Royal Oak, both on the same site. The two communities can only support one middle school. • Rocky Ridge and Royal Oak Grades 7-9 students are bussed to Montgomery Junior High, which is located in the Bowness community in Sector 1. Median travel time to Montgomery is 24 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces. The opening day capacity will be 700 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 500-student-capacity, core middle school sized to support the relocatable expansion. Construct and attach eight relocatable units to be ready for opening day. • The total project cost is budgeted at \$17.65 million (2007 prices), including the construction of the new relocatable units, funding for CTS space and a CTS equipment allowance. 	

2009-2010 Priority 2 – Northeast Senior High School (Martindale - Sector 5)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • The Northeast Senior High School is intended to serve the residents of the developing and established communities of Castleridge, Coral Springs, Falconridge, Martindale, Monterey Park, Saddle Ridge and Taradale in Sector 5. The northeast is expected to increase by 8,100 to 9,900 people over the next five years. • Currently, the northeast area is served by Forest Lawn Senior High, Jack James Senior High and Lester B. Pearson Senior High in Sector 5, and by Crescent Heights Senior High and James Fowler Senior High in Sector 3. • A site is available in Martindale for the new senior high school. 	
Enrolment Profile	
<ul style="list-style-type: none"> • Sector 5 has 6,213 students by residence and 4,841 student spaces with a utilization by residence of 128%. Sector 5 has 4,079 students by enrolment and a capacity of 4,841 student spaces with a utilization rate by enrolments of 84%. • Lester B. Pearson has an enrolment of 1,585 students and a Provincial capacity of 1,715 student spaces for a utilization rate of 92% and is operating at peak capacity for its design. The Provincial capacity is considered to be approximately 200 spaces greater than what the school can comfortably accommodate. • Forest Lawn has an enrolment of 1,691 students and a Provincial capacity of 2,216 student spaces for a utilization rate of 76%. • Jack James has an enrolment of 800 students and a net capacity of 885 student spaces for a utilization rate of 90%. A large number of students are in the Knowledge and Employability program. • Crescent Heights and James Fowler are located in Sector 3 and accommodate additional demand for students from Sector 5. There are 935 students from the northeast communities of Castleridge, Coral Springs Falconridge, Martindale, Monterey Park and Taradale that attend James Fowler Senior High. An additional 194 students from these communities attend Crescent Heights. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • Forest Lawn and Jack James serve the established communities south of 16 Avenue N.E. • Lester B. Pearson serves the established communities of Pineridge, Rundle, Temple and Whitehorn. Lester B. Pearson also offers both a French Immersion program and an IB program for Area III students. • The communities of Castleridge, Coral Springs, Falconridge, Martindale, Monterey Park and Taradale are designated to James Fowler and Saddle Ridge students are designated to Crescent Heights in Sector 3. Travel times from these communities are lengthy. Construction of a new senior high school would enable senior high students attending Area II schools to be accommodated in Area III. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a senior high school for 1,500 Grades 10-12 students. • The high school will serve the needs of the residents of Castleridge, Coral Springs, Falconridge, Martindale, Monterey Park, Saddle Ridge and Taradale. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 1,500-student-capacity senior high school complete with seven 200 sq.m. CTS spaces. • The total project cost is budgeted at \$38.18 million (2007 prices), including the CTS space allowance and an allowance for CTS equipment in the amount of \$1.0 million. 	

2009-2010 Priority 3 - Copperfield Elementary (Sector 9)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Copperfield Community began development in 2002 and is located in the southeast sector of the City, immediately east of the McKenzie Towne and north of Marquis of Lorne Trail SE. • As of the April 2006 Census, the total number of occupied dwelling units in Copperfield was 1,089 with a population of 2,776. • The community is planned for an estimated 3,760 housing units with a population capacity of 10,400 to 11,400. • The community had an average annual population growth of 806-persons during the past three-year period and has completed approximately 29% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of the April 2006 Census, there were 269 public pre-school-aged children. • As of September 30, 2006, there were 100 Kindergarten to Grade 4 students residing in Copperfield that attended CBE Schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary school site in Copperfield. • Copperfield students are currently accommodated in Acadia and David Thompson Schools located in the Acadia community in Sector 9. Median travel time to Acadia is 23 minutes and to David Thompson is 27 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core elementary (K-4) school for 350 students complete with space to support a relocatable addition for 200 students in 8 units. The potential capacity of the school will be 550 student spaces. The opening day capacity will be 350 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 350-student-capacity, K-4 core school sized to support the relocatable expansion. Construct and attach four relocatable units to be ready for the opening day. • The total project cost is budgeted at \$8.92 million (2007 prices), including the construction of the new relocatable units. 	

2009-2010 Priority 4 – McKenzie Towne Middle School (Sector 9)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> McKenzie Towne Community began development in 1994 and is located north of Marquis of Lorne Trail between Deerfoot Trail and 52 Street SE. As of the April 2006 Census, the total number of occupied dwelling units was 4,060 with a population of 10,092. The community is planned for an estimated 7,590 housing units with a population capacity of 18,200 to 20,200. The community had an average annual population growth of 1,576 persons during the past three-year period and has completed approximately 53% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> As of September 30, 2006, 329 Kindergarten to Grade 4 and 251 Grades 5-9 students residing in the McKenzie Towne community attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> There is one elementary site and one middle school site in McKenzie Towne. McKenzie Towne students are currently bussed to David Thompson Middle School (Grades 5-9), which is located in the Acadia community in Sector 8. Median travel time to David Thompson is 26 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces. The opening day capacity will be 500 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> Construct a 500-capacity, core middle school sized to support the relocatable expansion. The total project cost is budgeted at \$16.28 million (2007 prices), including the construction of the new relocatable units, funding for CTS space and a CTS equipment allowance. 	

2009-2010 Priority 5 – Evergreen Middle School (Sector 9)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • Evergreen Community is situated approximately 3 kilometres west of Macleod Trail South between 146 Avenue SW and 162 Avenue SW. • As of the April 2006 Census, the total number of occupied dwelling units was 4,163 with a population of 11,475. • The community is planned for an estimated 7,820 housing units with a population capacity of 21,600-23,800. • The community had an average annual population growth of 2,547 persons during the past three-year period and has completed approximately 53% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of September 30, 2006, 350 Kindergarten to Grade 4 and 338 Grades 5-9 students residing in the Evergreen community (includes Evergreen Estates) attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one elementary site, one middle school site and one swing site (CBE, CSSB) in Evergreen. • Evergreen junior high students are currently bussed to Woodman Junior High, which is located in the Haysboro community in Sector 8. Median travel time to Woodman Junior High is 23 minutes. • Evergreen Estates junior high students are currently bussed to Harold Panabaker Junior High, which is located in the Southwood community in Sector 8. Median travel time to Harold Panabaker Junior High is 17 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces. The opening day capacity will be 700 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 500-capacity, core middle school sized to support the relocatable expansion. Construct and attach eight relocatable units to be ready for the opening day. • The total project cost is budgeted at \$17.65 million (2007 prices), including the construction of the new relocatable units, funding for CTS space and a CTS equipment allowance. 	

2009-2010 Priority 6 – West Springs/Cougar Ridge Middle (Sector 6)	
New Construction	
School Community Profile	
<ul style="list-style-type: none"> • West Springs Community began development in 1999 and is located in the west sector of the City, immediately west of the Coach Hill Community and north of Bow Trail. • As of the April 2006 Census, the total number of occupied dwelling units in West Springs was 1,826 with a population of 5,309. • The community is planned for an estimated 4,510 housing units with a population capacity of 12,400 to 13,800. • The community had an average annual population growth of 917 persons during the past three-year period and has completed approximately 40% of its development. • Cougar Ridge Community began development in 2000 and is situated in southwest Calgary, south of Canada Olympic Road SW. • As of the April 2006 Census, the total number of occupied dwelling units in Cougar Ridge was 1,519 with a population of 4,375. • The Cougar Ridge community is planned for an estimated 2,640 housing units with a population capacity of 7,000 to 7,800. • The community had an average annual population growth of 1,070 persons during the past three-year period and has completed approximately 58% of its development. 	
Enrolment Profile	
<ul style="list-style-type: none"> • As of September 30, 2006, 218 Kindergarten to Grade 4 and 128 Grades 5-9 students residing in West Springs attended CBE Schools. • As of September 30, 2006, 143 Kindergarten to Grade 4 and 131 Grades 5-9 students residing in the Cougar Ridge community attended CBE schools. 	
Accommodation and Transportation	
<ul style="list-style-type: none"> • There is one middle school site in West Springs. Cougar Ridge does not have a middle school site. • West Springs and Cougar Ridge students are currently bussed to Vincent Massey Junior High located in the Westgate community. Median travel time to Vincent Massey is 19 minutes. 	
Accommodation Planning	
<ul style="list-style-type: none"> • Construct a core middle school for 500 Grades 5-9 students complete with space to support a relocatable addition for 400 students in 16 units. The potential capacity of the school will be 900 student spaces. The opening day capacity will be 500 student spaces. 	
Recommendation	
<ul style="list-style-type: none"> • Construct a 500-capacity, core middle school sized to support the relocatable expansion. • The total project cost is budgeted at \$16.58 million (2007 prices), including the construction of the new relocatable units, funding for CTS space and a CTS equipment allowance. 	

8.2 Preservation/School Modernization
Sherwood Community School (Sector 7)
<p>Sherwood Community School is located in the Ogden community. The school currently accommodates Grades 5-9 from the community of Ogden and Riverbend. The Provincial capacity of the school is 993 student spaces; however, the actual number of students the school can accommodate is about two-thirds of the Provincial capacity. The long-term plan for the school is to continue to be a middle school and accommodate Grades 5-9 from the Ogden community and Grades 7-9 from the Riverbend community. Banting and Best is located on the same site and accommodates K-4 students from the Ogden community.</p> <p>This facility received 580 points in the 1999 Provincial Audit; however, from an educational program perspective, significant renovation and reconfiguration is required. Sherwood Community School was identified as a long-term viable school for Sector 7. Enrolments are stable and are expected to remain high in the long term.</p> <p>The original building was constructed in 1956 and added to in 1958, 1965 and 1980. The facility is 8,206 sq.m. and has a Provincial capacity of 993 students. This type of expansion has led to an inefficient spatial layout.</p> <p>The project proposed will fully modernize the facility and enhance the teaching spaces. The total project cost is estimated to be \$9,300,000 including CTS equipment allowance and allowances for project phasing in an occupied building.</p>

8.3 Portable/Relocatables
20 New Portable/Relocatables
<p>New schools that have recently been built require additional relocatables for expansion to accommodate growth. When relocated, older units also require significant upgrades and/or reconstruction that would cost more than 75% of the unit replacement value. Therefore, the CBE has requested a budget of \$3.44 million to construct 20 new units. The CBE will apply to the Province to demolish units as required in accordance with Alberta Infrastructure guidelines.</p>
10 Portable/Relocatable Moves
<p>Growth Needs for Existing Schools</p> <p>The estimated cost of \$530,000 represents the cost of moving 10 portables/relocatables for the 2007-2008 school year in order to respond to the need for space associated with enrolment growth and corresponding shifts in student population. This figure is based on 2007 prices.</p> <p>This budget is based solely on the funding identified as available by Alberta Infrastructure administration and has historically required funding to be supplemented by Infrastructure Maintenance Program (IMP) in order to meet the Alberta Building Code upgrade requirements of authorities having jurisdiction.</p>

9.0 SPECIALIZED SCHOOL CAPITAL PLAN

The CBE is willing to examine how alternative funding models with government groups, borrowing money, or issuing bonds could address priorities for specialized new school construction projects. The Chinook Learning Services relocation will require discussions with the Province and other levels of government to determine future opportunities.

9.1 Chinook Learning Services Relocation

Another of the Calgary Board of Education's high priorities for specialized projects is Chinook Learning Services for which funding is expected to be required in 2009.

Chinook Learning Services provides older adolescent and adult high school upgrading, Adult ESL, and Continuing Education programs for the Calgary Board of Education. Chinook Learning Services provides high school upgrading to over 9,000 part-time students over the course of a year, including summer school. It serves students from all sectors of the City and from the greater Calgary region. Building a new P3 (Public Private Partnership) facility for Chinook Learning Services is a high priority for the Calgary Board of Education. The CBE is in the process of planning for the move of Chinook Learning Services from Viscount Bennett Centre and its five other locations to a proposed urban campus initiative in the East Village of downtown Calgary.

This innovative project is the result of a partnership led by the University of Calgary which includes Athabasca University, Bow Valley College, the Chinook Learning Services, the University of Lethbridge and SAIT Polytechnic. Chinook provides high school upgrading, Adult ESL and non-credit continuing education programming. It is a natural fit for the urban campus because of the key role it serves in transition between high school and post-secondary education.

The Urban Campus is proposed as a public private partnership project. Plans call for a mixed-use facility that combines educational facilities with extensive commercial, retail and residential uses.

Milestones

Over the past three years, the University of Calgary, as lead partner, has received \$500,000 in Provincial funding to move the project forward. As a result, a series of important milestones have been achieved, including:

- April 2006 – Partners signed a Memorandum of Understanding.
- May 2006 – City Council gave unanimous approval to the Urban Campus initiative and directed City staff to prepare a land deal. This action shows how strongly the City of Calgary supports the initiative and indicates its desire that the project be a catalyst for future private development in the East Village area of downtown Calgary. The site under discussion is immediately east of City Hall in the block bounded by 7th and 2nd Avenues S.E. and 4th and 3rd Streets S.E. It includes the historic St. Louis Hotel. The project will adjoin Bow Valley College, which is expanding into the block immediately north of City Hall. The LRT tracks will run under the building.
- June 2006 – Business plan submitted to Alberta government.
- September 2006 – Purchase by City of St. Louis Hotel on block of land slated for campus.

- February 2007 – Opportunities for the development, design and financing of the combined educational and residential/commercial complex investigated, and request for proposals issued.

Mandate for Chinook Learning Services

Chinook Learning Services			
Program	Annual	Daily	Location
High School Credit	9,000 students (13,500 registrations)	1,600	Viscount Bennett Centre and small satellite sites (Lord Shaughnessy, Forest Lawn)*
ESL	450	200	Tuxedo Park
LINC*	240	240	Four City locations
Continuing Education	12,000	Varies	More than 30 CBE locations across Calgary

*Language Instruction for Newcomers to Canada

High School Upgrading:

- Largest high school upgrading centre in Alberta.
- Plays a key role in addressing high school completion.
- Serves more than 9,000 high school upgrading students annually. Two-thirds are school-aged (19 years of age and younger) and supported by Alberta Education CEUs (credit enrolment units). One-third are 20 years and older and pay fees.
- A large proportion of students plan to, and a few already do, attend post-secondary institutions.
- All will benefit from the synergies of being located at the Urban Campus with post-secondary students.

Adult ESL

- About 450 adult English-as-a-Second Language students are funded by Alberta Human Resources and Employment (AHRE) and another 240 are funded by Citizenship and Immigration.
- Students come from across the City and would benefit from a central location that is well-served by public transit.

Non-Credit Continuing Education

- Continuing Education administration would be located at the Urban Campus but most of the estimated 12,000 annual clients will continue to be served at 30 locations across the City.

Need for Chinook Relocation

Chinook's move to the Urban Campus is advantageous for the following reasons:

- Urban Campus provides opportunities to work closely with post-secondary institutions and meets Chinook's mandate to serve as a key transition from high school and adult ESL training to the world of work and post-secondary.
- Central location on major public transit C-Train route meets the transportation needs of students who come from across the City.
- There is no existing CBE facility that can accommodate the size and complexity of Chinook.
- Relocation will consolidate Chinook programs at one site, which is educationally and administratively advantageous.

Why Chinook must vacate its main campus at Viscount Bennett Centre

- Alberta Infrastructure conducted a detailed engineering and architectural study in 2000. It determined that it would cost \$23 million (in 2000 dollars) to renovate the existing building to meet educational needs and building code requirements, and found it was uneconomical to do so.
- Neighbourhood around VBC has longstanding concerns about traffic and parking.
- Westmount Charter School shares space at Viscount Bennett, requiring Chinook to relocate to satellite sites. This poses educational, administrative and financial challenges.
- Consolidation will allow for the sale of Tuxedo Park Elementary to the City. Chinook ESL programs were forced to relocate to Tuxedo because of Westmount expansion.

Planning and Finance

The City of Calgary's Urban Development Plan requires high-density, mixed development in downtown Calgary. This means that the Urban Campus site could accommodate commercial development at the ground level and high-rise development in the air-rights space above the campus buildings. This type of mixed development will generate property tax revenue for the City and educational tax revenue for the Province.

It is proposed that Chinook would lease the space it requires on a long-term basis. Alberta Learning will be asked to contribute to the leasing costs in the same way that it now supports leasing costs for charter schools. This project would not compete for capital funding with other CBE projects that are prioritized in the capital budget.

Chinook will require 11,250 square meters of space to accommodate 1,350 students at one time (about 900 high school credit and 460 adult ESL students), as well as administrative space. The estimated construction costs are \$30-\$34 million dollars. It is proposed that 15 to 20 per cent of the required space be shared among educational partners (this could include student commons and circulation areas, some instructional space and library space).

The total space required for the educational needs of all partners in the Urban Campus is 54,000 square metres. The estimated construction cost is \$239 million dollars.

It is conceivable that a land swap or other financial arrangement could be made to assist in the financing. The 11-acre Viscount Bennett Centre site is an attractive property in inner-city Calgary. Other CBE sites may also be available.



Proposed site for Urban Campus, immediately east of City Hall. LRT tracks would run under campus. View in photo is toward the southeast.



Environmental design students' rendering of a possible design for the Urban Campus, superimposed on a model of downtown Calgary. City Hall is to the right of the campus model.

Conclusion for the Urban Campus Partnership

The Urban Campus Partnership is a unique opportunity for innovative collaboration between the Kindergarten to Grade 12 and post-secondary systems. It provides opportunities to find new ways to enhance high school completion and transition students successfully to post-secondary institutions and the world of work. The CBE's programs at Chinook have built a well-earned reputation for their success in helping students who are one step away from their aspirations to attend post-secondary institutions. Participation in the Urban Campus will enhance that success.

The Urban Campus proposal is fortuitous, coming at a time when there are pressing arguments for Chinook to move out of unsuitable, outdated facilities. Support for this project ensures that the long-term needs of Calgary and area students will be met now and in the future. It meets this need in an innovative, collaborative fashion that opens a new door in the history of education in Alberta.

The Urban Campus is the preferred option; however, other options must be planned for should this project not proceed. Two possible options are listed below:

Additional Options

1. Option 1

The CBE could build or lease a facility in a central location for Chinook on its own. This would involve vacating Viscount Bennett Centre, Tuxedo Park, Erlton, Rosscarrock and other Chinook sites, finding a site that is central, and therefore accessible, to Chinook students who come from across the City, and building or leasing a facility in a central location on its own. This is not as educationally attractive because of the loss of synergies with post-secondary partners. It is also not as attractive economically because it is unlikely that Chinook, on its own, could secure as favourable a land deal as the one that is being negotiated with the City of Calgary in East Village. It also precludes cost savings from the sharing of common spaces with post-secondary partners.

2. Option 2

The CBE could renovate the existing Viscount Bennett Centre site and reconsolidate all Chinook operations on site. This is an attractive option because there is ample space on the 11-acre site; it is central, and quite well-served by public transit. Also, students and the Calgary population at large know Viscount Bennett Centre as the upgrading and continuing education provider for the CBE. In its search for alternative sites for Chinook, 22 CBE school sites were investigated and none could accommodate the size and complexity of Chinook.

However, there are several disadvantages to this option. Alberta Infrastructure determined in 2000 that it would cost \$23 million (in 2000 dollars) to renovate the existing building to meet educational needs and building code requirements, and found it was uneconomical to do so. The neighbourhood around Viscount Bennett Centre has longstanding concerns about traffic and parking. The new parking requirements by the City of Calgary for adult students would likely necessitate the building of a parkade on the site, which is expensive and unlikely to receive community support. Finally, Westmount Charter School shares space at Viscount Bennett Centre and alternative space would have to be found for it.

10.0 APPENDICES

Sector Utilization Rates

Table 1: Sector Utilization Rates by Residence - Elementary/Junior High

Elementary/Junior High Students by Residence and Accommodation Sector 2006-2007			
	Elementary/Junior Students	Elementary/Junior Capacity	% Utilization
Sector 1	5,164	6,908	74.75%
Sector 2	7,787	6,747	115.41%
Sector 3	3,966	13,590	29.18%
Sector 4	8,506	6,444	132.00%
Sector 5	18,243	18,807	97.00%
Sector 6	6,035	8,003	75.41%
Sector 7	4,776	6,979	68.43%
Sector 8	8,717	18,138	48.06%
Sector 9	9,445	5,893	160.27%
Total	72,639	91,509	79.38%

Notes:

- Student numbers are based on ArcGIS data as at September 30, 2006 (K@FTE to Grade 9)
- Capacity as per Alberta Infrastructure's ACU Report dated April 27, 2006 assuming assumptions

K-9 Sector Utilization Rates by Residence

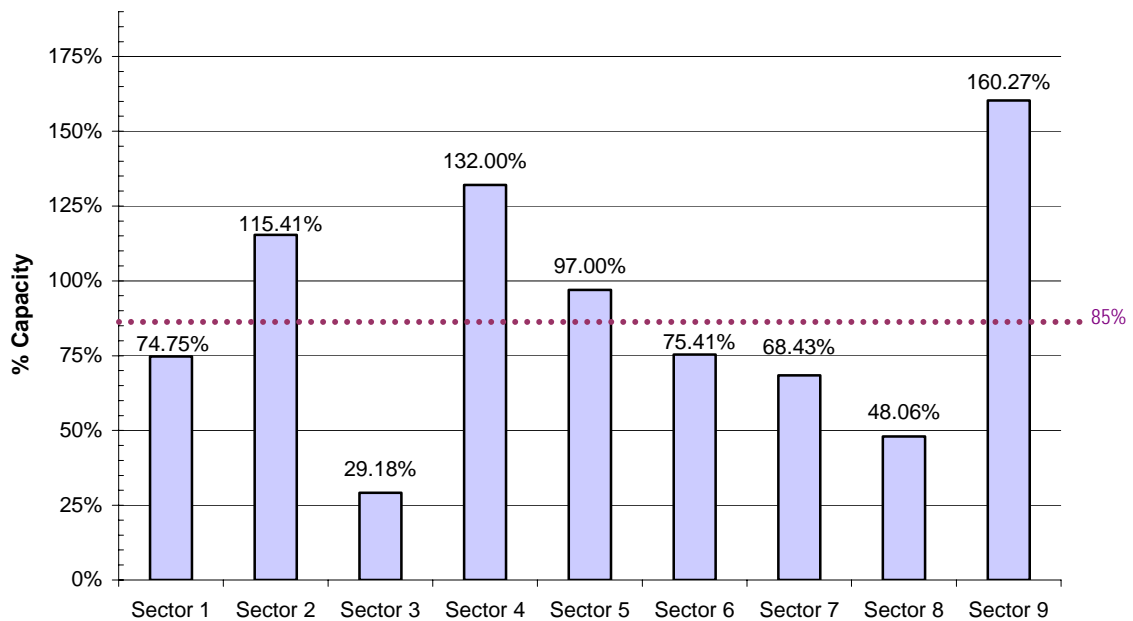


Table 2 Sector Utilization Rates by Residence Senior High

Senior High Students by Residence and Accommodation Sector 2006-2007				
		Senior High Students	Senior High Capacity	% Utilization
	Sector 1	2,065	2,491	82.90%
	Sector 2	3,552	2,015	176.28%
Area 1 Total		5,617	4,506	124.66%
	Sector 3	1,724	6,763	25.49%
	Sector 4	2,808	1,300	216.00%
Area 2 Total		4,532	8,063	56.21%
	Sector 5	6,213	4,841	128.34%
Area 3 Total		6,213	4,841	128.34%
	Sector 6	2,523	1,743	144.74%
	Sector 7	2,281	5,115	44.59%
Area 4 Total		4,804	6,858	70.05%
	Sector 8	4,129	6,121	67.46%
	Sector 9	3,547	1,832	193.61%
Area 5 Total		7,676	7,953	96.52%
TOTAL		28,842	32,221	89.51%

Notes:

- Student numbers are based on ArcGIS data as at September 30, 2006
- Capacity as per Alberta Infrastructure's ACU Report dated April 27, 2006 assuming assumptions

Senior High Area Utilization Rates by Residence

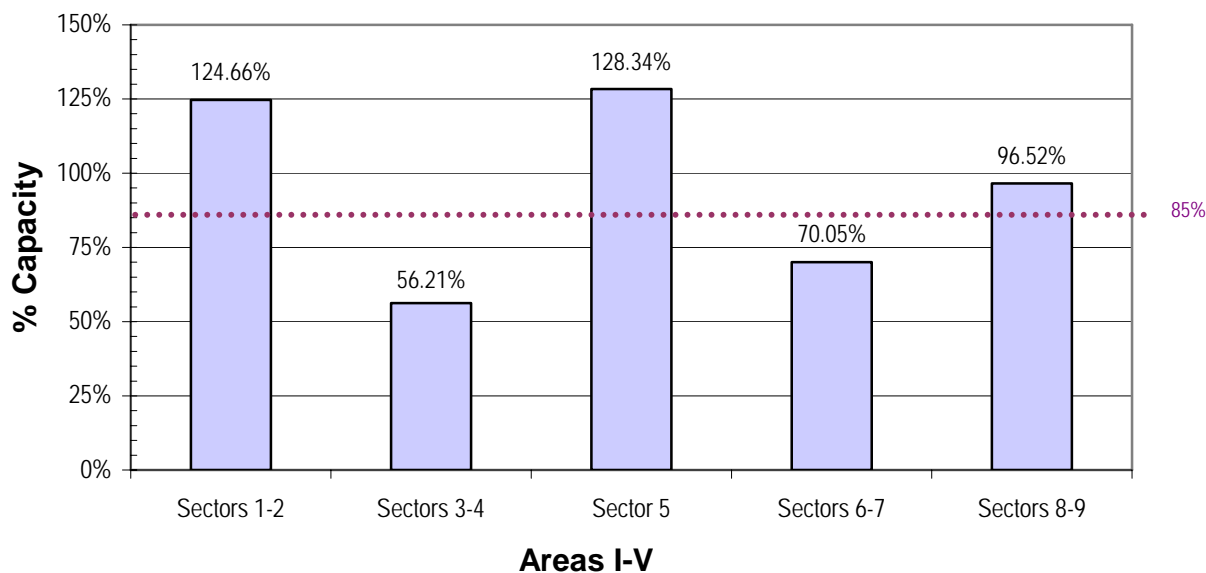


Table 3: Sector Utilization Rates by Enrolment – Elementary/Junior High

Elementary/Junior High Students by Enrolment and Accommodation Sector 2006-2007			
	Elementary/Junior Students	Elementary/Junior Capacity	% Utilization
Sector 1	5,178	6,908	74.96%
Sector 2	6,038	6,747	89.49%
Sector 3	9,418	13,590	69.30%
Sector 4	5,881	6,444	91.26%
Sector 5	16,417	18,807	87.29%
Sector 6	5,960	8,003	74.47%
Sector 7	5,181	6,979	74.24%
Sector 8	13,215	18,138	72.86%
Sector 9	5,079	5,893	86.19%
TOTAL	72,367	91,509	79.08%

Notes:

- Student numbers are based on ArcGIS data as at September 30, 2006 (K@FTE to Grade 9)
- Capacity as per Alberta Infrastructure’s ACU Report dated April 27, 2006 assuming assumptions

K-9 Sector Utilization Rates by Enrolment

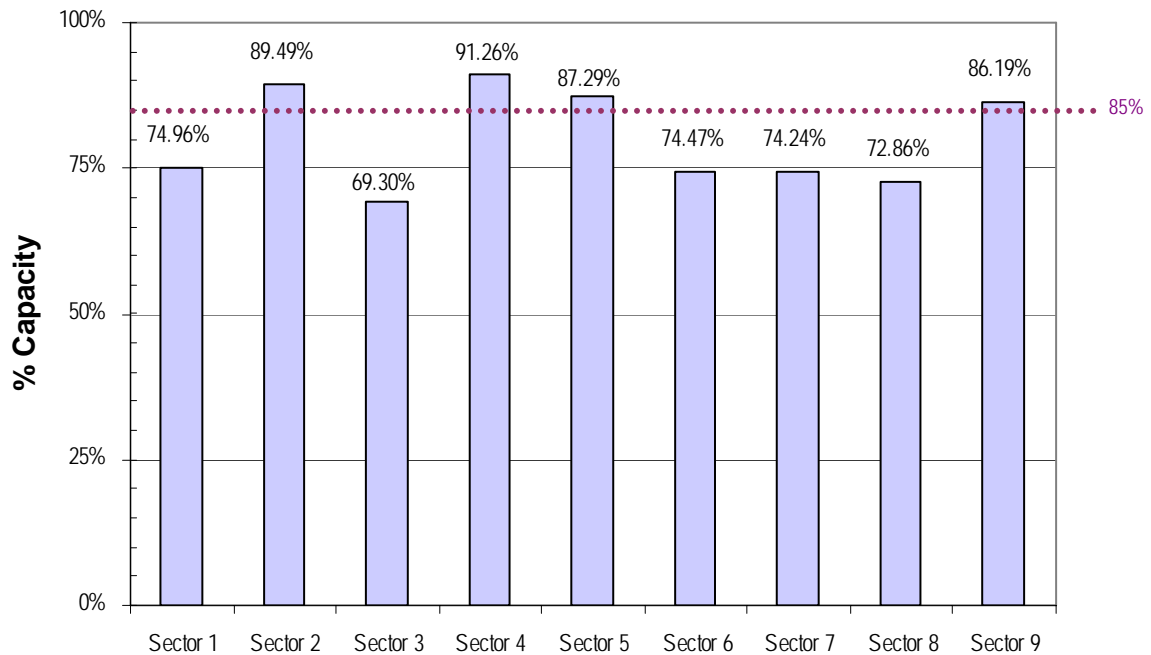


Table 4: Sector Utilization Rates by Enrolment - Senior High

Senior High Students by Enrolment and Accommodation Sector 2006-2007				
		Senior High Students	Senior High Capacity	% Utilization
	Sector 1	2,076	2,491	83.34%
	Sector 2	2,046	2,015	101.54%
Area 1 Total		4,122	4,506	91.48%
	Sector 3	5,583	6,763	82.56%
	Sector 4	1,422	1,300	109.38%
Area 2 Total		7,005	8,063	86.89%
	Sector 5	4,079	4,841	84.26%
Area 3 Total		4,079	4,841	84.26%
	Sector 6	1,429	1,743	81.99%
	Sector 7	4,296	5,115	83.99%
Area 4 Total		5,725	6,858	83.48%
	Sector 8	5,393	6,121	88.11%
	Sector 9	1,785	1,832	97.43%
Area 5 Total		7,178	7,953	90.26%
TOTAL		28,109	32,221	87.24%

Notes:

- Student numbers are based on ArcGIS data as at September 30, 2006
- Capacity as per Alberta Infrastructure's ACU Report dated April 27, 2006 assuming assumptions

Senior High Utilization Rates by Enrolment

