2027-28 Modular Classroom Program

Report to Board of Trustees

Calgary Board of Education

Date	October 6, 2026
Meeting Type	Regular Meeting, Public Agenda
To	Board of Trustees
From	Joanne Pitman Chief Superintendent of Schools
Purpose	Decision
Originator	Dany Breton, Superintendent, Facilities and Environmental Services
Governance Policy Reference	Operational Expectations OE-7: Communication With and Support for the Board OE-9: Facilities
Resource Person(s)	Catherine Ford, Director Planning Jeff Quigley, Manager, Planning Trevor Fenton, Director, Facility Projects

1. Recommendation

It is recommended:

- THAT the Board of Trustees approves the 2027-28 Modular Classroom Program submission.

2. Issue

The provincial government requires a prioritized list of modular classroom requests from all school boards annually.

3. Background

Modular classrooms can make an important contribution to bettering the student learning experience by relieving accommodation pressures within a school. On October 29, 2024, revised Eligibility Filters for Modular Classrooms (Attachment I) and the Modular Classroom Ranking Criteria (Attachment II) were approved by the Board of Trustees. The modular classroom submission within this report was formulated using these updated filters and criteria.

On March 24, 2026, the province approved 46 new modular classrooms across 10 CBE schools. This approval was based on the CBE's 2026-27 Modular Classroom Program request for 64 new units.

Enrolment pressure on the CBE was caused by exceptional enrolment growth between September 2021 and September 2024. While one new school opened in 2026 and there are 25 new schools, replacements or additions in various stages of approval, these will take several years to open; in the meantime, the CBE must continue to rely on modulars to meet space demands. That said, the very low growth between last school year and this school year has allowed CBE to request fewer net new modulars than in the past couple of years and opens the possibility of making requests for replacement modulars to assist in renewing our aging infrastructure.

4. Analysis

The analysis below recommends the following submission for the 2027-28 Modular Classroom Program (MCP):

- 26 new modular unit requests (increasing the capacity of 6 schools);
- 4 existing modular replacements; and
- 3 existing modular demolitions.

Modular Classroom Additions – Eligible Schools

A Modular Classroom Eligibility Filter Review was conducted using 2026 five-year enrolment projection data. From this, a list of all schools projected to be over 90% utilization within a three-year time frame (2027-29) was assembled (Attachment III).

Ten schools had a projected utilization of 90% or higher and met the filter criteria to be eligible for points ranking analysis. As noted on page 4, four of these schools are not considered appropriate for modular classrooms at this time. The following six schools are recommended for modular classrooms and are listed in alphabetical order below, prior to ranking:

- Manmeet Singh Bhullar School
- McKenzie Highlands School
- McKenzie Lake School
- McKenzie Towne School
- Mountain Park School
- Sir John A. Macdonald School

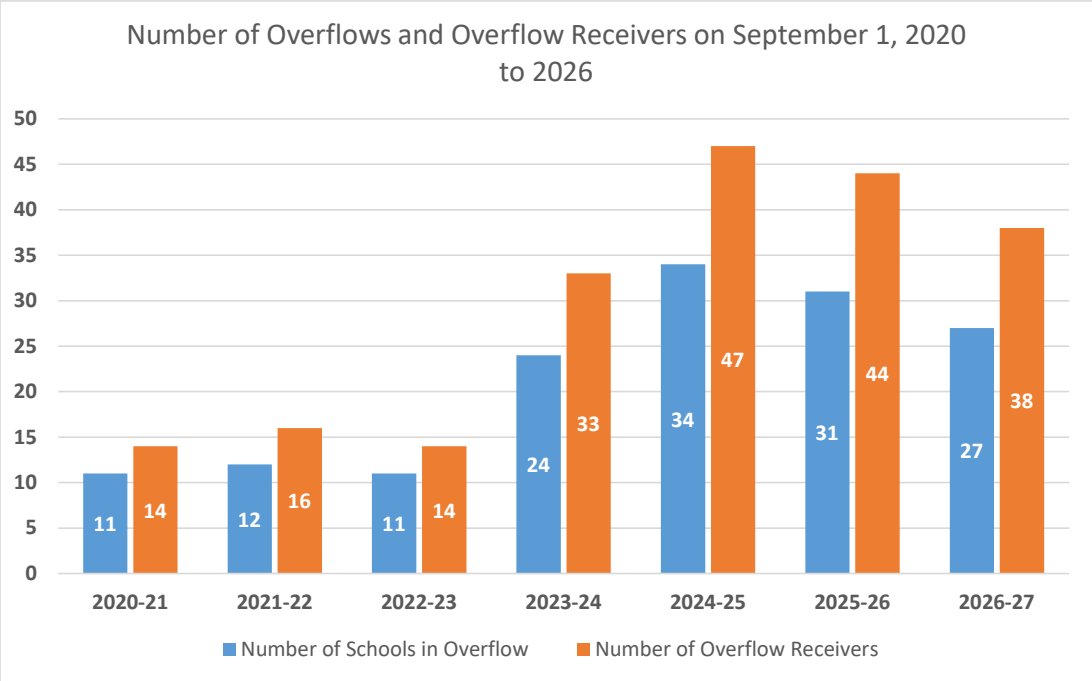
The Modular Classroom Points Assignment (Attachment IV) summarizes the points awarded to the schools listed above.

Several factors that affect the viability and cost of modular unit classrooms were considered in conjunction with the points assignment to arrive at the list of schools recommended for additional modular classrooms (new or relocated units). Considerations include:

- Firefighting access to the proposed location;
- Access to existing garbage enclosures and parking areas;
- Access for modular delivery;
- Buffer zone(s) to existing City or CBE playfields; and

- The presence of connection corridors used to tie new modular classrooms into existing schools.

The number of schools reaching capacity increased during the 2023-24 school year and continued into the 2024-25 school year. While this pressure has previously driven an increase in the number of schools in overflow status, August 2026 data shows a decline for 2026-2027. Below is the seven-year trend of schools in overflow, showing both the number of schools in overflow status and the number of schools receiving overflowed students.



Modular Classrooms –Schools Recommended for New Units

Following review of the school sites and consideration of all factors, obtaining new modular units for the following locations is recommended, in priority sequence:

Priority	School	Reasoning
1	McKenzie Lake School	The projected 3-yr utilization for this school is 112%. This school is currently the overflow receiver for New Brighton and is expected to continue to see growth from the surrounding / developing communities. Six new units will be requested.
2	McKenzie Highlands School	The projected 3-yr utilization for this school is 114%. This school is currently the overflow receiver for Dr. George Stanley School and is expected to continue to see growth from the surrounding / developing communities. Six new units will be requested.
3	McKenzie Towne School	The projected 3-yr utilization is 114%. This school is currently the overflow receiver for Cranston School and is expected to continue to see growth from the surrounding / developing communities. Six new units will be requested.

4	Manmeet Singh Bhullar School	The projected 3-yr utilization is 108%. This school is expected to continue to see growth from the surrounding / developing communities. Two new units will be requested.
5	Sir John A. Macdonald School	The projected 3-yr utilization is 99%. This school is currently the overflow receiver for Nose Creek School (Grades 7-9) and is expected to continue to see growth from the surrounding / developing communities. Two new units will be requested.
6	Mountain Park School	The projected 3-yr utilization is 103%. This school is expected to continue to see growth from the surrounding / developing communities. Four new units will be requested.

The Schools Recommended for New Units (Attachment V) summarizes the justification for the schools listed above, including the number of units requested and projected utilization rates. In total, 26 new units are requested, for a total increase of 625 student spaces (one modular units will be allocated as a washroom and, as such, are not included in the student space count).

Schools Excluded from the List of Modular Unit Addition Requests

Following review of the school sites and consideration of all factors, the addition of modular units at the following schools is not recommended:

- Alternative High School
- Buchanan School
- Chief Justice Milvain
- Colonel Macleod School

The Schools Excluded from Modular Unit Additions (Attachment VI) summarizes the justification for the schools listed above.

Disposition/Relocation of Existing Modular Classrooms

Three modular classrooms at three schools have been recommended for demolition due to poor condition (Attachment VII) as part of the 2027-2028 Modular Classroom Program submission as follows:

School	**# of Modulars to be demolished**	**# of student spaces removed**
John Ware School	1	25
Tom Baines School	1	25
Silver Springs School	1	25
TOTAL	***3***	***75***

Replacement of Existing Modular Classrooms

Due to aging and overall poor condition but continued need, the following modular units are recommended for replacement. These modular units (Attachment VIII) have exceeded their anticipated service life, and their condition is expected to continue to deteriorate beyond repair as follows:

School	Age (years)	# of existing Modulars	# of Modulars to be Replaced	Comments
The Hamptons	63	4	4	Aged modular units in poor condition

5. Financial Impact

Education and Childcare (ECC) funds the relocation, addition and disposition of modular classrooms including consulting fees, construction costs and project expenses. A fixed funding allocation is also provided for the purchase of new furniture fixtures & equipment (FF&E); however, Information Technology (IT) infrastructure, such as wireless access points and network switches, is not covered.

The CBE may need to provide capital funding to support modular projects, that includes, but is not limited to, IT support equipment and top-up funding for FF&E that exceeds the allocation provided through the MCP. The Capital Maintenance & Renewal (CMR) grant is not permitted to cover project expenses on modular projects. As such, a separate report is forthcoming to request Capital Reserve dollars to cover these costs for previously approved and upcoming MCP projects.

The total value for a modular classroom project includes the average base value, comprised of consulting fees, permits, transportation and installation costs (but excludes the purchase price of the modular itself) plus the value for site specific revisions associated with required Building Code and Bylaw (BC&B) upgrades. BC&B upgrades are identified by The City of Calgary as conditions for receiving the development and building permits. Through experience, the CBE can anticipate what BC&B upgrades may be required, but what will be needed is not known for certain until the development and building permit process is commenced. In the past, these upgrades could include, but are not limited to, firefighting access provisions, parking lot expansions, additional washroom facilities, playfield relocations, site grading, etc. These additional scopes of work are directly driven by existing site conditions, and these costs are used to calculate the Points Assignment and Percentage Above Average Cost that are referenced in Attachments IV and V. For the 2027-2028 MCP submission, ECC and Alberta Infrastructure (AB Infra) have provided more flexibility for the provision of connection corridors where building one will offer project savings through reduced BC&B upgrade requirements. CBE will request funding from AB Infra for connection corridors wherever BC&B savings exceed the cost of the corridor itself as modulars that are directly connected to the main school facility are far preferred.

The total estimated project value for each new modular addition project (listed in priority order) is summarized below:

School	Estimate of New Addition Costs including connection corridors (Covered by ECC)	Estimate of Desks, Chairs, and Smartboards* (Covered by CBE)	Estimate of Existing Modular Demolition (Covered by ECC)	Estimate of Existing Modular Replacement (Covered by ECC)
McKenzie Lake School	2,374,000	30,000	N/A	N/A
McKenzie Highlands School	2,520,000	25,000	N/A	N/A
McKenzie Towne School	2,454,000	30,000	N/A	N/A
Manmeet Singh Bhullar School	728,000	10,000	N/A	N/A
Sir John A. Macdonald School	668,000	10,000	N/A	N/A
Mountain Park School	1,621,000	20,000	N/A	N/A
John Ware School	N/A	N/A	95,000	N/A
Tom Baines School	N/A	N/A	95,000	N/A
Silver Springs School	NA	NA	115,000	N/A
The Hamptons School	N/A	20,000	N/A	1,976,000
Total	**10,365,000**	**145,000**	**305,000**	**1,976,000**

**Estimates for tables and chairs will fluctuate based on the amount of furniture being ordered. ECC provides $24,000 per modular unit for furniture, fixtures & equipment for new modular projects, which does not cover all costs. Access to Capital reserves to fund the CBE portion will be subject to a separate Board report.*

6. Implementation Consequence

ECC requires school jurisdictions to submit their annual modular classroom program requests by November 1 each year.

Upon provincial approval of the CBE submission, the modular classroom projects will be bundled and released over the course of the 2027-28 school year. This approach ensures adequate time is provided to the modular manufacturer, consultants and contractors to complete designs, obtain permits and complete construction for all projects that receive provincial approval.

7. Conclusion

The CBE recommends the request of 26 new modular units, demolition of three existing units, and replacement of four existing units for the 2027-28 school year.

JOANNE PITMAN
CHIEF SUPERINTENDENT OF SCHOOLS

ATTACHMENTS

Attachment I:	Eligibility Filters for Modular Classrooms
Attachment II:	Modular Classroom Ranking Criteria
Attachment III:	Modular Classroom Eligibility Filter Review 2027-2028
Attachment IV:	Modular Classroom Points Assignment 2027-2028
Attachment V:	Schools Recommended for New Units 2027-2028
Attachment VI:	Schools Excluded from Modular Unit Additions 2027-2028
Attachment VII:	Modular Classrooms Recommended for Demolition 2027-2028
Attachment VIII:	Modular Classrooms Recommended for Replacement 2027-2028

GLOSSARY – Developed by the Board of Trustees

Board: Board of Trustees

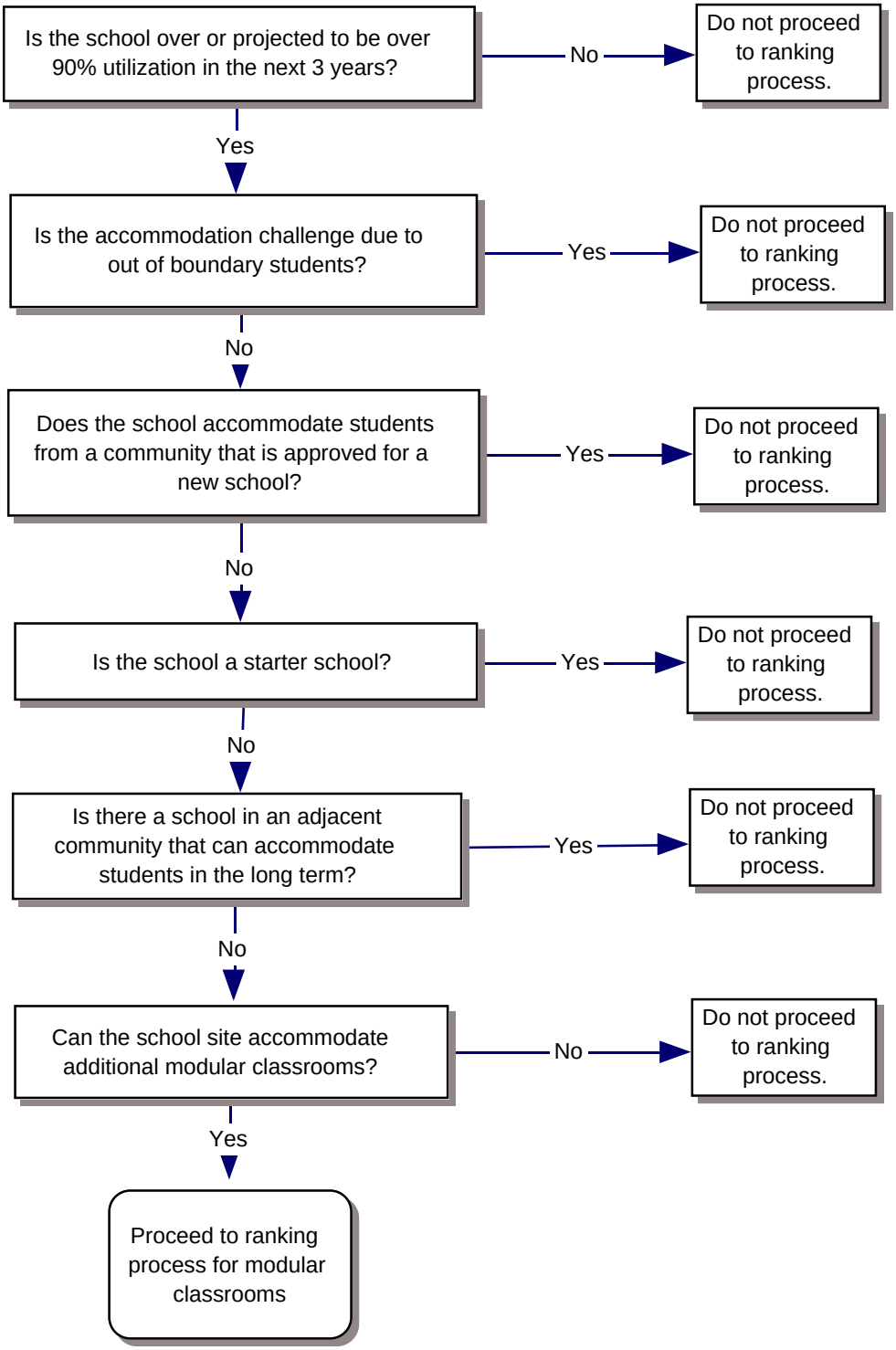
Governance Culture: The Board defined in policy the individual and collective behaviour required to establish a culture of good governance. These policies establish standards for how the Board performs its work, including policies that define the Board's job, its purpose and its accountability.

Board/Chief Superintendent Relationship: The Board defined in policy the degree of authority delegated to the Chief Superintendent, and set out how the Chief Superintendent's performance, and ultimately the organization's performance, will be evaluated.

Results: These policies define the outcome the organization is expected to achieve for each student it serves. The Results policies are the performance targets for the Chief Superintendent and the organization, and form the basis for judging the success of the organization and the Chief Superintendent on reasonable progress towards achieving the Results.

Operational Expectations: These policies define both the non-negotiable expectations and the clear boundaries within which the Chief Superintendent and staff must operate. The Chief Superintendent is required to comply with the Board's stated values about operational conditions and actions as set out in these policies.

Attachment I: Eligibility Filters for Modular Classrooms



Prepared by Planning October 2024

CATEGORY A

Enrolment, Utilization, Projection

Strength of enrolment and utilization into the future (Projected 3-Year Utilization)

Projected Utilization is less than 89%	0
Projected Utilization is between 90% to 99%	5
Projected Utilization is between 100 to 104%	10
Projected Utilization is between 105 to 109%	15
Projected Utilization is between 110 to 114%	20
Projected Utilization is between 115 to 119%	25
Projected Utilization is between 120 to 124%	30
Projected Utilization is between 125 to 129%	35
Projected Utilization is between 130 to 134%	40
Projected Utilization is between 135 to 139%	45
Projected Utilization is greater than 140%	50

CATEGORY B

Site Features, Location

Ability to add modular units to the site. Ranking Range: 0 (difficult) to 1 (easy)

Site Size - ability to accommodate portables	1
Physical Obstructions (large trees, playground equip, catch basins, elec. Transformers, etc)	1
Site Grading, contours (slope to portables not good)	1
Additional Parking Requirements	1
Additional Washroom stall / sink requirments	1
Sight lines for Security, creates concealed areas	1
Ability to locate portables near entrance	1
Ability to connect with a corridor	1
Ease of connecting services, ie gas, power, data	1
Proximity to underground services restricting placement (ie: main elec, water, sewer)	1
Proximity and quantity of windows opposite the modulars	1
Fire rating of school exterior wall	1
Existing Firewall on school to accommodate addition	1
Distance from Street (within 15m will allow for more)	1
Location on site for aesthetics……front vs. rear vs. side	1
Existing catch basins in vicinity to portables for roof drainage	1
Proximity to main sidewalks (downspouts cause icing)	1

CATEGORY C

Cost to Add Modular Units Compared to Average Cost to Add Modular Units to a Site

What is the anticipated cost of modular units at this site?

1 = Poor $$$$$	(more than 25% more)	5
2 = Fair $$$$	(Between 20 to 24% more)	10
3 = Good $$$	(Between 15 to 19% more)	15
4 = Very Good $$	(Between 10 to 14% more)	20
5 = Excellent $	(Less than 9% more)	25

Attachment III: Modular Classroom Eligibility Filter Review 2027-2028

School Name	Projected to be over 90% in next 3 years?	Is accommodation challenge due to out of boundary students?	Does school accommodate students from a community that is approved for a new school?	Is the school a starter school?	Is there a school in an adjacent community that can accommodate students in the long term?	Can the school site accommodate additional modular classrooms?	Does the school meet all the filters to proceed to the ranking process for modular classrooms?
Bowness High School	Yes	Yes	-	-	-	-	-
William Aberhart High School	Yes	Yes	-	-	-	-	-
Crescent Heights High School	Yes	Yes	-	-	-	-	-
Forest Lawn High School	Yes	Yes	-	-	-	-	-
Rosedale School	Yes	Yes	-	-	-	-	-
Rosemont School	Yes	Yes	-	-	-	-	-
Haysboro School	Yes	Yes	-	-	-	-	-
G. W. Skene School	Yes	No	Yes	-	-		
Keeler School	Yes	No	Yes	-	-	-	-
Bob Edwards School	Yes	No	Yes	-	-	-	-
Clarence Sansom School	Yes	No	Yes	-	-	-	-
Dr. Gordon Higgins School	Yes	No	Yes	-	-	-	-
Grant MacEwan School	Yes	No	Yes	-	-	-	-
O. S. Geiger School	Yes	No	Yes	-	-	-	-
Peter Lougheed School	Yes	No	Yes	-	-	-	-
Pineridge School	Yes	No	Yes	-	-	-	-
Rundle School	Yes	No	Yes	-	-	-	-
Terry Fox School	Yes	No	Yes	-	-	-	-
Bayside School	Yes	No	Yes	-	-	-	-
Lakeshore School	Yes	No	Yes	-	-	-	-
Marshall Springs School	Yes	No	Yes	-	-	-	-
Nickle School	Yes	No	Yes	-	-	-	-
Simons Valley School	Yes	No	Yes	-	-	-	-
Vincent Massey School	Yes	No	Yes	-	-	-	-
Ranchlands School	Yes	No	Yes	-	-	-	-
Belvedere Parkway School	Yes	No	Yes	-	-	-	-
Hawkwood School	Yes	No	Yes	-	-	-	-
Simon Fraser School	Yes	No	Yes	-	-	-	-
Evanston Heights	Yes	No	Yes	-	-	-	-
Alex Munro School	Yes	No	Yes	-	-	-	-
Cambrian Heights School	Yes	No	Yes	-	-	-	-
Catherine Nichols Gunn School	Yes	No	Yes	-	-	-	-
Colonel Irvine School	Yes	No	Yes	-	-	-	-
James Fowler High School	Yes	No	Yes	-	-	-	-
North Haven School	Yes	No	Yes	-	-	-	-
Bridlewood School	Yes	No	No	No	Yes	-	-
Samuel W. Shaw School	Yes	No	No	No	Yes	-	-
Janet Johnstone School	Yes	No	No	No	Yes	-	-
Griffith Woods School	Yes	No	No	No	Yes	-	-
Queen Elizabeth School	Yes	No	No	No	Yes	-	-
West Ridge School	Yes	No	No	No	Yes	-	-
Western Canada High School	Yes	No	No	No	Yes	-	-
Abbeydale School	Yes	No	No	No	Yes	-	-
Erin Woods School	Yes	No	No	No	Yes	-	-
Radisson Park School	Yes	No	No	No	Yes	-	-
Riverside School	Yes	No	No	No	Yes	-	-
Valley View School	Yes	No	No	No	Yes	-	-
Chris Akkerman School	Yes	No	No	No	Yes	-	-
Monterey Park School	Yes	No	No	No	Yes	-	-
Sir Wilfrid Laurier School	Yes	No	No	No	Yes	-	-
Royal Oak School	Yes	No	No	No	Yes	-	-
Scenic Acres School	Yes	No	No	No	Yes	-	-
Tom Baines School	Yes	No	No	No	Yes	-	-
Balmoral School	Yes	No	No	No	Yes	-	-
Branton School	Yes	No	No	No	Yes	-	-

Collingwood School	Yes	No	No	No	Yes	-	-
Colonel Sanders School	Yes	No	No	No	Yes	-	-
Dalhousie School	Yes	No	No	No	Yes	-	-
Dr. J. K. Mulloy School	Yes	No	No	No	Yes	-	-
Georges P. Vanier School	Yes	No	No	No	Yes	-	-
Highwood School	Yes	No	No	No	Yes	-	-
King George School	Yes	No	No	No	Yes	-	-
W. O. Mitchell School	Yes	No	No	No	Yes	-	-
Brentwood School	Yes	No	No	No	Yes	-	-
Ethel M. Johnson School	Yes	No	No	No	Yes	-	-
Harold Panabaker School	Yes	No	No	No	Yes	-	-
Fairview School	Yes	No	No	No	Yes	-	-
Lake Bonavista School	Yes	No	No	No	Yes	-	-
Le Roi Daniels School	Yes	No	No	No	Yes	-	-
R.T. Alderman School	Yes	No	No	No	Yes	-	-
Louis Riel School	Yes	No	No	No	Yes	-	-
Sundance School	Yes	No	No	No	Yes	-	-
Glamorgan School	Yes	No	No	No	Yes	-	-
Killarney School	Yes	No	No	No	Yes	-	-
William Reid School	Yes	No	No	No	Yes	-	-
Willow Park School	Yes	No	No	No	Yes	-	-
Chinook Park School	Yes	No	No	No	Yes	-	-
Thomas B. Riley School	Yes	No	No	No	Yes	-	-
Cranston School	Yes	No	No	No	No	No	-
Dr. George Stanley School	Yes	No	No	No	No	No	-
Dr. Martha Cohen School	Yes	No	No	No	No	No	-
Lord Beaverbrook High School	Yes	No	No	No	No	No	-
Hidden Valley School	Yes	No	No	No	No	No	-
Valley Creek School	Yes	No	No	No	No	No	-
Annie Gale School	Yes	No	No	No	No	No	-
Crossing Park School	Yes	No	No	No	No	No	-
Douglas Harkness School	Yes	No	No	No	No	No	-
Falconridge School	Yes	No	No	No	No	No	-
Guy Weadick School	Yes	No	No	No	No	No	-
Taradale School	Yes	No	No	No	No	No	-
Chaparral School	Yes	No	No	No	No	No	-
Robert Thirsk High School	Yes	No	No	No	No	No	-
Captain Nichola Goddard School	Yes	No	No	No	No	No	-
McKenzie Highlands School	Yes	No	No	No	No	Yes	Yes
McKenzie Lake School	Yes	No	No	No	No	Yes	Yes
McKenzie Towne School	Yes	No	No	No	No	Yes	Yes
Mountain Park School	Yes	No	No	No	No	Yes	Yes
Colonel Macleod School	Yes	No	No	No	No	Yes	Yes
Chief Justice Milvain School	Yes	No	No	No	No	Yes	Yes
Manmeet Singh Bhullar School	Yes	No	No	No	No	Yes	Yes
Alternative High School	Yes	No	No	No	No	Yes	Yes
Buchanan School	Yes	No	No	No	No	Yes	Yes
Sir John A. Macdonald School	Yes	No	No	No	No	Yes	Yes

Attachment IV: Modular Classroom Points Assignment 2027-2028

#	SCHOOL	PROGRAM	CATEGORY A Enrolment / Projection / Utilization	CATEGORY B Site Features / Location	CATEGORY C Cost Compared to Average	TOTAL
1	McKenzie Lake School	Regular	20	8	5	**33**
2	McKenzie Highlands School	Regular	20	8	5	**33**
3	McKenzie Towne School	Regular	20	6	5	**31**
4	Manmeet Singh Bhullar School	Regular	15	9	5	**29**
5	Sir John A. Macdonald School	Regular	5	9	15	**29**
6	Mountain Park School	Regular	10	7	5	**22**

Attachment V: Schools Recommended for New Units 2027-2028

School Name	Area	Planning Sector	Overflow Reciever?	Projected Utilization (2026)	Projected Utilization (2029)	Overflowed To:	# of Units Requested	# of Student Spaces	Projected Utilization with New Modulars (2026)	Projected Utilization with New Modulars (2029)	Points Ranking	% above Avg. Cost	Playfields Impacted?	Site Revisions
McKenzie Lake School	5	SE	Yes	97%	112%		6	150	79%	92%	33	34%	No	New Firewall, Parking Expansion, Washroom Expansion, Regrade Slopes, B/F Upgrade
McKenzie Highlands School	5	SE	Yes	91%	114%		6	125*	80%	101%	31	31%	No	Firewall along Connection corridor, Data Closet, Washroom Unit, Regrade Slopes and site work (Asphalts, Sodding)
McKenzie Towne School	5	SE	Yes	92%	114%		6	150	76%	94%	31	39%	No	Firewall along Connection corridor, Parking Expansion, Washroom Expansion within the school building, Regrade Slopes & Site work (Asphalts, Sodding), relocation of ball funnel
Manmeet Singh Bhullar School	4	NE	No	105%	108%		2	50	96%	99%	29	35%	No	Parking Expansion, New Firewall, B/F Upgrade
Sir John A. Macdonald School	2	N	Yes	91%	99%		2	50	86%	93%	29	13%	No	Regrade Slopes & Sodding,Parking Expansion
Mountain Park School	5	SE	No	83%	103%		4	100	74%	92%	22	37%	No	New Firewall, Parking Expansion, Tree Replacement, Regrade Slopes, B/F Upgrade

*One modular unit will be allocated as a washroom (W/C) and, as such, is not included in the student space count.

Attachment VI: Schools Excluded from Modular Unit Additions 2027-2028

School Name	Area	Planning Sector	Reason for Not Submitting
Alternative High School	6	W	This is a Unique Setting school and students don't attend full time. The utilization does not appropriately represent the use of this school.
Buchanan School	2	C	Enrolment can be managed through an accomodation plan.
Chief Justice Milvain School	4	NE	The opening of new schools in the Northeast will allow for future accommodation plans.
Colonel Macleod School	3	C	The school is dual track Regular and TLC program. The opening of new schools is expected to reduce TLC enrolment from new communities in future years.

Attachment VII: Modular Classrooms Recommended for Demolition 2027-2028

School Name	Area	Planning Sector	Overflow Reciever?	Projected Utilization (2026)	Projected Utilization (2029)	# of Units to be Demolished	# of Student Spaces Removed	Projected Utilization After Modular Removal (2026)	Projected Utilization After Modular Removal (2029)	Reason for Demolition
John Ware School	6	S	No	70%	72%	1	25	73%	75%	Assessment of modular indicate that it is in poor condition and beyond repair
Silver Springs School	1	NW	No	91%	78%	1	25	100%	85%	Assessment of modular indicate that it is in poor condition and beyond repair
Tom Baines School	1	N	No	105%	106%	1	25	108%*	109%*	Assessment of modular indicate that it is in poor condition and beyond repair

*Although future utilization is projected to increase following modular removal, Tom Baines School is identified in the Three-Year System Student Accommodation Plan 2026–2029 as an enrollment balancing project.

Attachment VIII: Modular Classrooms Recommended for Replacement 2027-2028

School Name	Area	Planning Sector	Overflow Reciever?	Projected Utilization (2026)	Projected Utilization (2029)	Modular Age (years)	Modular Condition	# of Units Requested for Replacement	# of Student Spaces	Rationale for Replacement
The Hamptons School*	1	N	No	101%	81%	63	Poor	4	100	The modular units have significantly exceeded their intended service life and require replacement due to their poor and deteriorating condition.

*While projected utilization is 81% in 2029, enrolment beyond 2029 is expected to increase. The modular units at The Hamptons School represent 40% of the school's capacity and any small change in the number of modulars would have large impacts on the utilization rates. The age and condition of the modular units are key factors driving the need for replacement in the short term.