



SCHOOL FACILITIES

THREE YEAR CAPITAL PLAN

2026-2029



Preface

Each year, school divisions across the province are required to submit a Three-Year Capital Plan to Alberta Education.

The Capital Plan lists capital priorities that the Board would like the Provincial Government to fund. They are a “wish list” submitted to the Government for consideration in its infrastructure planning process. The Government decides which projects are approved for funding and when they will go ahead.

The School Division does not receive annual funding that it can use to construct new schools or do major renovations to an existing school. The School Board cannot requisition funds from taxpayers to pay for new schools or major renovations. If projects do not receive approval from the Provincial Government, the School Division cannot move forward with construction.

While the plans are referred to as a Three-Year and 10-Year Capital Plan respectively, that does not mean that all, or any, of the projects will actually be approved or completed within that time frame. Sometimes it takes many years for a project to be approved, even if it is ranked at the top of the School Division’s Capital Plan.

While the plan includes scheduled start dates, end dates, and costs, those are estimates and suggestions only. The dates are determined based on how quickly the Division wants to move forward with the project and how quickly construction could start if the project was approved immediately. The dates usually also reflect any work that has already been done to move the project forward, such as completing conceptual designs or an assessment on the condition of a building or its components. The suggested dates and costs are used to help the Provincial Government assess the project and determine whether or not to approve it. If, and when, the Government approves a project, it will determine the actual timelines and budget for that project.

The School Division is required to rank all of the projects, but that does not mean that the projects will proceed in that order. For instance, a modernization project, which is a renovation of an existing facility, may move forward before the construction of a new school. This could be due to a variety of factors, including cost. As well, it is possible for priorities to shift, particularly if there are emergent issues that increase or decrease the urgency of a particular project.

Priority #1 - Modular Classroom Addition - St. Kateri School

Background

St. Kateri Catholic School is located in the new subdivision of Eagle Ridge with an enrolment of 613 students from ECS to grade 6. The school is currently operating at capacity with an utilization rate of 102%. Enrolment is projected to continue to increase for the foreseeable future

Requirements

The addition of 4 to 6 modular classrooms is required to allow the school to continue to operate and serve the students in its catchment area.

Priority #2 - Modular Classroom Addition - Our Lady of the Rivers Catholic School

Background

Our Lady of the Rivers Catholic School is located in the downtown area of Fort McMurray. The school has seen a significant increase in enrolment in the last two years due mainly to a large influx of children of new students at Keyano College and families immigrating to Canada.

The school has an enrolment of 423 students from ECS to grade 6 and is operating at near capacity with an utilization rate of 91%. Enrolment is projected to continue to increase for the foreseeable future

Requirements

The addition of 4 to 6 modular classrooms is required to allow the school to continue to operate and serve the students in its catchment area.

Priority #3 - New Independent Living Program & Outreach -

Background

The Catholic School Division established a temporary online learning program at St. Gabriel Elementary School during the COVID-19 pandemic. This program was later transitioned into an outreach program for students in grades 10-12, utilizing available classrooms within the elementary school.

The Outreach Program has since experienced significant growth, expanding from 79 students in 2023 to 174 students currently. The existing space can no longer accommodate the program's needs, necessitating a dedicated facility to ensure continued student support and program effectiveness.

Additionally, the School Division operates an Independent Living Program (ILP) for elementary students at Father Beauregard School, located south of the Athabasca River. This program has reached full capacity and lacks expansion options. There is a waiting list of over 30 students who are currently integrated into neighborhood elementary schools with only limited support. Establishing a second ILP in the northern part of the city would provide adequate services for these students, reduce classroom complexity, and improve cost efficiency in supporting specialized programming.

The space currently occupied by the Outreach Program at St. Gabriel Elementary is well-suited for the ILP due to its central location and available facilities. Additionally, housing the ILP within an elementary school aligns more appropriately with its student population compared to the outreach program.

Requirements

Fort McMurray currently has a surplus of commercial space, a result of economic shifts in the oilsands industry, particularly with companies such as Syncrude and Suncor, as well as the rise of online services. Several vacant buildings in the Timberlea area would be ideal locations for an Outreach School. These buildings offer key advantages, including proximity to the Timberlea Transit Bus Transfer Station, ample parking for staff and students, and modern facilities (constructed within the past ten years). Other locations in other areas of town are also available and could potentially meet the requirements to house the Outreach program and allow St. Gabriel School to operate much need additional specialized programs

Recommendation

The Catholic School Division recommends purchasing an existing commercial building in the Timberlea area to establish a dedicated Outreach School. This would allow the current Outreach Program space at St. Gabriel Elementary to be repurposed for a second Independent Living Program (ILP), enhancing specialized educational services.

Estimated Project Costs

- **Purchase and conversion of commercial building:** \$10-15 million

- **Creation of new ILP at St. Gabriel School:** \$1-2 million
- Total project cost: \$11-17 million

By implementing this plan, the division will better support both outreach and specialized education students while optimizing existing resources.

Priority #4 - Modernization - Skylight Structure - Sister Mary Phillips School

Background

Sister Mary Phillips School (SMP) is located in the Dickenfield subdivision with enrolment of 448 students from ECS to grade 6. The school is currently operating at near capacity with an utilization rate of 92%. Enrolment is projected to remain at the current level for the foreseeable future.

The school was built in 1994 with a large skylight structure over the atrium and library area of the school. Over the years, 10 modular classrooms were added to the main school building to accommodate the increased enrolment.

Requirements

The skylights are experiencing significant degradation around the sealed units with visible cracking at several locations, notable is cracking and condensation east facing units as well as peeling off of pressure plate gaskets. Some units on the west are also affected. A [condition assessment and costing report](#) was prepared by H2 Architecture recommending replacement of the entire skylight glazing and frame in the next 2-3 years.



Two options are provided:

Option A: Repair/replacement of existing skylight glazing and frame with a similar structure with an estimated for of \$ 680 K;

Option B: A clerestory skylight with vertical glazing units, structural frame and flat SBS roofing with an estimated cost of \$1.5 M

Recommendation

The school division is recommending the clerestory skylight solution at an estimated cost of \$1.5 M given it many advantages, lower maintenance cost and much longer lifecycle.

Priority #5 - Modernization - Good Shepherd & St. Paul Schools

Background

Good Shepherd and St. Paul Schools, both built in 1974 with the same design, have served their communities for decades. While the school division has made upgrades over the years, these core facilities—now over 50 years old—require significant modernization. Additionally, both schools still house a set of aging portables from 1985 that are in urgent need of replacement.

Good Shepherd School, located in the Beacon Hill area, serves students from the southern portion of the Municipality, including the rural community of Sapræe Creek. It currently operates at a utilization rate of 82%. Ecole St. Paul School, situated in the north end of the Municipality, is the only French Immersion Catholic school in the area, with a utilization rate of 80%.

Requirements

The primary deficiencies in both schools include:

- **Washroom facilities** – outdated and insufficient for current student needs.
- **Water distribution system** – aging infrastructure requiring upgrades.
- **Electrical and HVAC systems** – inefficient and in need of modernization.
- **Doors and entrances** – worn and requiring significant improvements for safety and accessibility.

Additionally, the **1985 portables at both schools must be replaced** to ensure safe and suitable learning environments.

Funding Request

The School Division is seeking funding to:

1. Conduct a **comprehensive facility condition assessment** for both schools.
2. Complete a **design study for modernization** to address infrastructure deficiencies and ensure long-term sustainability.

Investing in these upgrades will enhance safety, accessibility, and overall learning conditions for students while extending the lifespan of these critical educational facilities.

Priority #6 - Modernization - Father Mercredi Catholic High School

Background

Father Mercredi Catholic High School serves students in grades 7 through 12 from the Thickwood area and all students residing south of the Athabasca River. The school operates at full capacity, accommodating 1,300 students and 129 staff members.

Originally constructed in 1982, the school has undergone partial renovations on the north, east, and west sides between 2009 and 2011, along with building expansions in 1997 and the addition of four portable classrooms in 2006. The facility covers approximately 129,053 square feet and is constructed using non-combustible materials, including concrete, brick, and a steel-deck roof. The portable classrooms are made of standard metal-clad wood-frame construction.

Despite periodic upgrades, the core facilities—now over 40 years old—require significant modernization. Additionally, given that the school is at full capacity, options for expanding instructional space should be explored.

While the school division has made upgrades over the years, the core facilities—now over 40 years old—require significant modernization. Furthermore, options to add instructional space to the school should be considered as the school is operating at full capacity.

Requirements

The primary deficiencies requiring attention include:

- **Washroom Facilities** – Outdated and insufficient for the current student population.
- **Water Distribution System** – Aging infrastructure prone to pipe bursts and flooding, demanding frequent maintenance.
- **Electrical and HVAC Systems** – Inefficient and in need of modernization to improve performance and energy efficiency.
- **Doors and Entrances** – Worn-out and requiring upgrades to enhance safety and accessibility.

Funding Request

The School Division is seeking funding to:

1. Conduct a **comprehensive facility condition assessment** to evaluate existing infrastructure and determine the scope of required upgrades.
2. Complete a **design study for modernization**, addressing deficiencies and ensuring the long-term sustainability of the school.

Investing in these critical upgrades will enhance safety, accessibility, and overall learning conditions for students while extending the lifespan of this essential educational facility.

Addition to Holy Trinity Catholic High School

UPDATE: PROJECT APPROVED FOR DESIGN FUNDING BY ALBERTA EDUCATION

Background

Holy Trinity Catholic High School (HTCHS) is located in the Timberlea subdivision and draws students from the four largest catholic elementary schools of the division and french immersion students from Ecole St.Paul School. It opened in 2012 and is configured as a 7-12 school with a current enrolment of 1,200 students.

It hosts Catholic School Division's middle school French Immersion program and the Independent Living Program (ILP). It also offers an extensive performing arts curriculum using the theatre and dance studio of the Suncor Energy Centre for Performing Arts (SECPA) which was added to the school in partnership with Suncor Energy and the Regional Municipality of Wood Buffalo. However the school does not have any CTS labs.

The school has two wings of six modular classrooms including four that were added in 2017 and 2018. The school is currently operating at capacity (Utilization rate of 100%). The student population at HTCHS is expected to increase by 15 to 20% in the next five years based solely on the current enrollment of its feeder elementary schools.

Requirements

HTCHS requires additional space to accommodate:

- a. Projected Enrolment growth of 20-40%;
- b. Add CTS Programing space to offer CTS options to students
- c. Expansion of Specialized areas for Independent Living Programs that are currently full and will not be able to accommodate our students currently attending our Junior ILP at Father Beauregard School.

Project overview

The school division is proposing the construction of a permanent addition of approximately 1,850 sq m on the north side of the building to include:

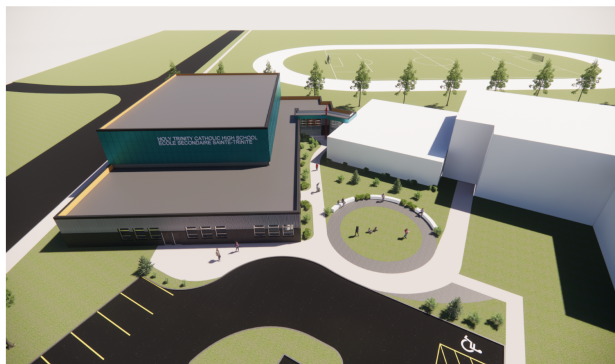
- a. a gymnasium/field house;
- b. CTS Labs; and
- c. multi-purpose area for an expanded Independent Living Program (ILP).

A [pre-design report prepared by ARCADIS/IBI Group](#) was completed in 2022 and estimated a construction cost of \$12 M. The expansion would increase the capacity of the school for an additional 150 students. The addition of four additional modular classrooms may also be necessary to accommodate the projected growth in enrolment. A copy of the preliminary renderings is provided below:

NOTE:

Funding of the design phase of this project was approved by Alberta Education in March 2025. Work on the design is expected to commence in the next few months.

EXTERIOR RENDERING



1 PERSPECTIVE 2_OVERALL VIEW
SD1.8
SCAN: NTS

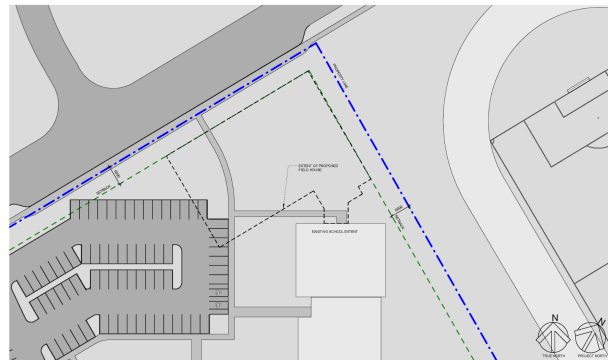
ARCADIS
IBI GROUP

FMCS
Holy Trinity High School
Sports Facility Addition

Issue: SD
Date: 2022-10-05
Project No: 139036
Scale: 1:1

SD1.8

SITE PLAN - EXISTING



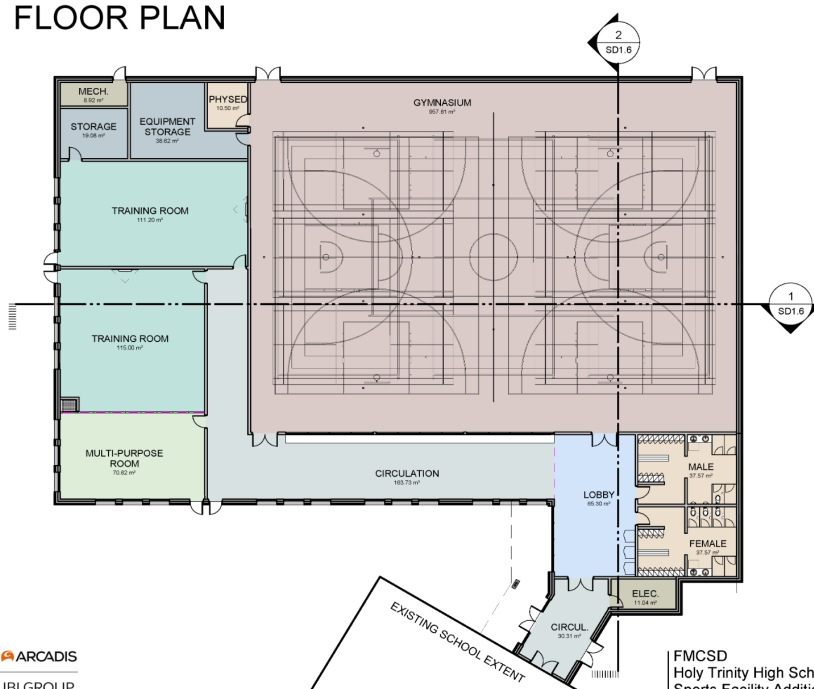
ARCADIS
IBI GROUP

FMCS
Holy Trinity High School
Sports Facility Addition

Issue: SD
Date: 2022-10-05
Project No: 139036
Scale: 1:500

SD1.1

FLOOR PLAN



ARCADIS
IBI GROUP

FMCS
Holy Trinity High School
Sports Facility Addition

Issue: SD
Date: 2022-10-05
Project No: 139036
Scale: 1:200

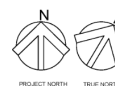
SD1.3

PROGRAM LEGEND

- GYMNASIUM
- CHANGE ROOMS
- CLASSROOM
- MULTI-PURPOSE
- SHARED SPACES
- CIRCULATION
- STORAGE
- ELECTRICAL

FLOOR AREA = 1749 SQ. M.

TOTAL REDUCED PARKING
STALLS = 16



Projected Enrolment:

Students from four (4) elementary catholic schools are in the catchment area of HTCHS plus the French Immersion students attending Ecole St. Paul School. Moving these students to the next grade for the next 6 years would increase HTCHS enrolment by 613 students (36%). Assuming 10% of the students elected to attend another high school in Fort McMurray (Catholic or Public), enrolment growth at HTCHS is still expected to surpass 36% as illustrated in the tables below.

Feeder Elementary Schools							
Current Enrolment by grade	1	2	3	4	5	6	Total

Other options

Redirecting students from some of the feeder elementary schools to the Father Mercredi Community High School (FMCHS) is not a realistic option as it is already operating at capacity (100%) with no available space on the site for an addition.

CAPITAL PROJECT REQUEST - ADDITION TO EXISTING SCHOOL

Name of School: Holy Trinity Catholic High School
230 Power Dr, Fort McMurray, AB, T9K 0W8
Facility Number: F5633
School Number: 4160

Grade configuration: Grades 7 - 12
English Program
French Immersion
Independent Living Program (ILP)

Attendance Area/Feeder Catholic Elementary Schools:

Holy Trinity Catholic High School is the designated school for:

- **English Program of Studies:** All students residing in the Timberlea Area (including the new Parsons Creek sub-division)
- **French Immersion:** All students in Fort McMurray (North and South)
- Elementary Schools designated to HTCHS include:

<u>Elementary School</u>	<u>2024 Enrolment</u>	
	<u>K-6</u>	<u>Gr 6 only</u>
St. Anne (S.1894)	391	56
St. Martha (S.1354)	489	47
St. Kateri (S.1767)	724	95
St. Anne (S.1894)	610	79
St Paul (S.1873) Fr Immersion	<u>269</u>	<u>25</u>
Total	2,483	302

Type of Project:

- Addition to existing school to add capacity
- **NO changes** in grade configuration

Key Drivers:

- **Enrolment Pressures:**
 - HTCHS currently operating at capacity (100% Utilization Ratio)
 - Future students currently enrolled in grades 2-6 in feeder elementary schools will increase enrolment of HTCHS by more than 30% over next five years
- **Functionality and Programming**
 - Lack of functional capacity to deliver CTS options to students
 - Independent Living Program (ILP) requires additional space to accommodate the large number of high needs medical students currently attending elementary schools that will be directed to ILP

Alternative strategies

- All alternative strategies were explored and deemed not feasible including:
 - **Grade reconfiguration:** no space available in any other schools to accommodate middle school students
 - **Boundary adjustments:** Father Mercredi Community High School (FMCHS) is also operating at capacity and serving students residing south of the Athabasca River and from Thickwood and Dickensfield areas. However the FMCHS site is limited and cannot reasonably accommodate an addition. An addition is only possible on the HTCHS site
 - **New High School:** there is no site available at this time for a new Catholic High School in Fort McMurray
 - **Use of other facilities in the community:** no other facilities are available in Fort McMurray to accommodate a middle school or a high school

- **Program Changes/relocation:** the only other catholic high school is also operating at capacity
- **Modular classrooms:** four modular classrooms were added to the school in 2017 and 2018 for a current total of 12 modular classrooms. It is expected that 4-6 additional modular classrooms will also need to be added to the school to accommodate the increased enrolment. However, a permanent addition with gymnasium and space for CTS programming is necessary.

Project Budget:

- \$ 15 - 20 M