



## **Facilities Plan and Three-Year Capital Plan (2024-27 BLIMS Application)**

**Due Date: April 1, 2024**

### **History:**

Since 2015, Calgary Girls Charter School's focus was on obtaining funding for consolidation and modernization of the Lakeview school. In March 2023, the funding was granted. At the time of writing, consolidation is a work in progress. Lakeview is installing four portables, the BelAire campus is scheduled to be moved in April, 2024 and the office administration modernization is complete.

However, now is the time to plan the next steps for the Lakeview campus.

Referring to the enclosed map, Lakeview campus was built in stages. Building 1 – 1961, Building 2 – 1966, Building 3 – sometime between 1966 and 1985, Building 4 (portables) – 2012 – 2 portables, 2017 – 2 portables, 2024 – 4 portables.

CGCS leases Lakeview campus from CBE. CGCS received possession of Lakeview in 2003 when stages of the building were already 30 – 40 years old. CGCS's historic files indicate, as early as 2005, that Lakeview campus was "an aging facility and not up to CBE standards". Almost twenty years later, that statement still holds truth.

In 2010, CGCS commissioned Halsall Associates for a RECAPP Facilities Evaluation Report. From 2013 – 2024, the report suggested replacements and maintenance (Appendix A) in the extent of 1.6 million 2010 dollars which equates to approximately 2.2 million in 2024 dollars. The boiler and washroom fixtures were updated in 2020 (excluded from the 1.6 million) leaving an inventory of items that are at the end or beyond their life cycle. The suggested replacements for 2025-2035 are also within Appendix A. 1.1 million 2010 dollars equates to approximately 1.5 million 2024 dollars. Appendix A has been included to help depict the state of the Lakeview School.

### **2024 - Major Building Renewal and Repair**

In preparation for the 3-year plan and to update the 2010 RECAPP Facilities Report, CGCS commissioned Morrison Hershfield in January, 2024 to provide a Facility Evaluation Report. Over the next few years, the Calgary Girls Charter School humbly requests capital funding so CGCS can focus on major renovations and renewals for the Lakeview campus. All these projects are beyond the scope of the yearly maintenance and operation dollars that are received. IMR or CMR funds have not been received from CBE for any renewal or renovations to the Lakeview campus for over a decade; thus, the onus is on CGCS to advocate for the Lakeview school.



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Please see below, Morrison Hershfield's recommended timelines for Lakeview's renewal and repair in 2024 dollars.

	Year 1	Year 2	Year 3	3 Year plan
Building Renewal and Repair	2024-2025	2025-2026	2026-2027	2024-2027
Roof	\$ 1,170,000			\$ 1,170,000
Skylights	\$ 216,000			\$ 216,000
Coal Chute	\$ 27,000			\$ 27,000
Stucco		\$ 404,000		\$ 404,000
Wood Siding		\$ 117,000		\$ 117,000
Water supply/piping		\$ 50,000		\$ 50,000
Windows			\$ 120,000	\$ 120,000
Fire Detection Alarm Systems			\$ 50,000	\$ 5,000
Flooring (Washroom/gym)			\$ 30,000	
<b>Total</b>	<b>\$ 1,413,000</b>	<b>\$ 571,000</b>	<b>\$ 200,000</b>	<b>\$ 2,184,000</b>

In a traditional Landlord/tenant relationship, the Landlord is the party that would undertake major renovations such as roof, exterior, and windows. CGCS is willing to work with CBE and project managed these large renovations as Lakeview Campus is in much needed repair and attention; CGCS will give the Lakeview school that required attention as CGCS is proud of their facility and the program we offer to girls in grades 4-9.

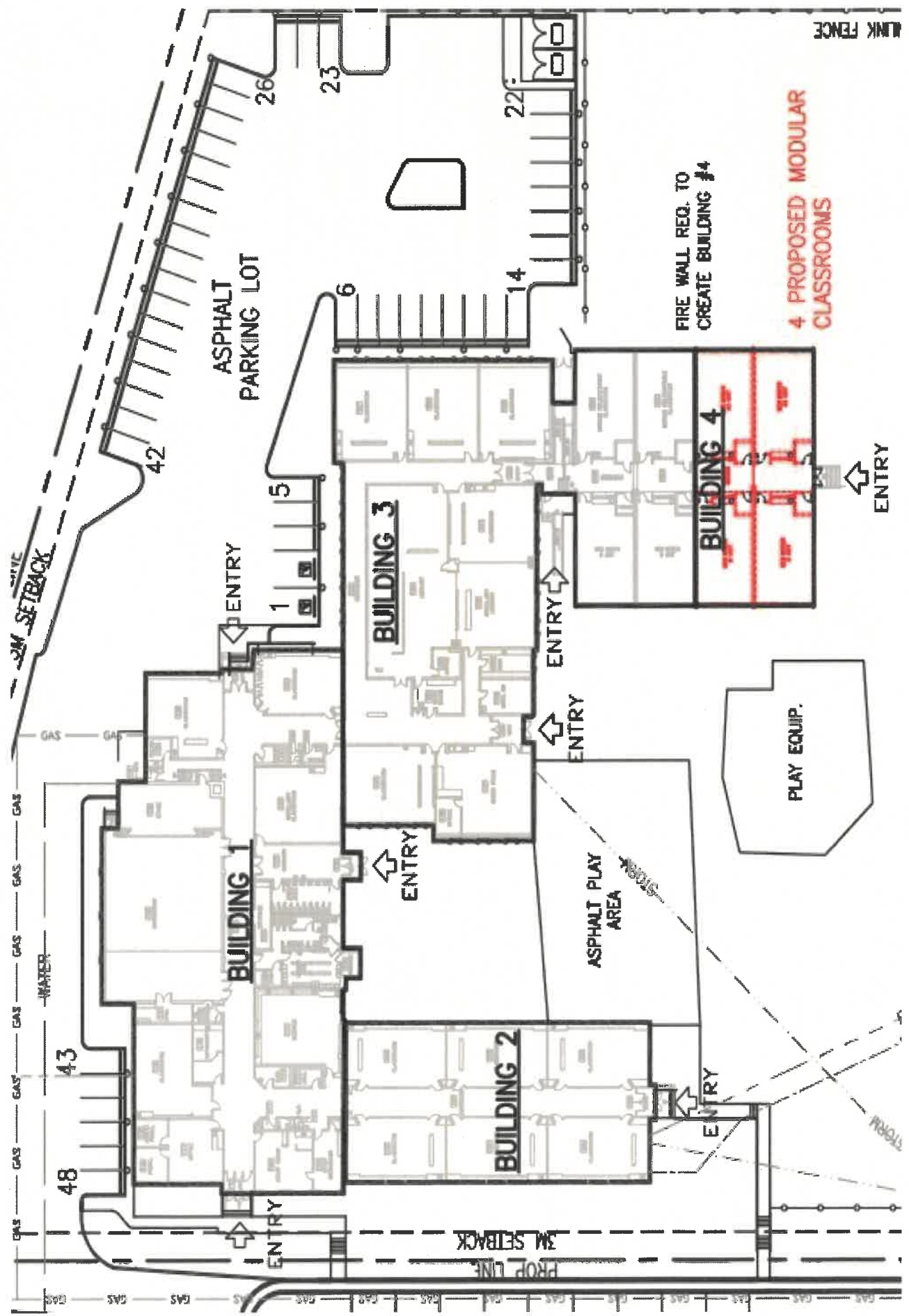
When CGCS submits the final accounting for the consolidation project, it will show that CGCS has a track record of being fiscally prudent with the Alberta Government's capital funding. Currently, the project is tracking \$500,000 under the allowed project cost of \$3,823,520.

Calgary Girls Charter School respectfully submits their three-year capital plan for consideration to Alberta Education for funding between 2025-2027.

Sincerely,

Susan Penner, CPA, CMA, B.Comm  
Secretary – Treasurer  
Calgary Girls Charter School

Calgary Girls School Society – Lakeview Campus  
6304 Larkspur Way SW  
Calgary, Alberta, T3E 5P7



## Appendix A - 2010 RECAPP Facility Evaluation

CAUTION: THESE ARE IN 2010 Dollar values

Recommendation:	Immediate attention - 2013-2024 "suggested year to repair"			
	Page for reference	Suggested Year to repair	Cost estimate in 2010 \$\$	Rating
Event: Replace Chimney and Boiler Stack (17 l.m.) Safety Concern Domestic water piping is past its life cycle	29	2013	\$ 62,500	high
Replace existing copper domestic water distribution piping.	26	2013	\$ 121,950	Medium
Event: Replace HVAC Instrumentation and Controls (*780 jgg)	32	2013	\$ 92,550	Medium
Event: Replace Windows (52 m2)(un updated windows)	13	2013	\$ 81,281	medium
Event: Replace Fan Coil Units (19 units)	32	2013	\$ 56,519	Medium
Event: Replace Joint Sealants (300 l.m.)	10	2013	\$ 6,533	Medium
Repair Roofing - local	15	2013	\$ 5,444	medium
Repair East Exterior Stairs	8	2013	\$ 4,355	Medium
Extend Metal Siding (8 m2)	7	2013	\$ 2,178	Medium
Install Fasteners	12	2013	\$ 1,633	Medium
Event: Update Railings - handrail on stairs to stage not compliant	20	2013	\$ 1,633	Medium
Event: Remove Condensing Units and Repair Roof. Concern: Several old and out of service mechanical units on the roof were identified by the building operator.	29	2013	\$ 11,000	low
Event: Install Barrier Free Door Access - North East Entrance	38	2013	\$ 5,444	Low
Event: Repaint Exterior Concrete Block Wall, Soffits, Doors, and Flashing (100 m2)	10	2013	\$ 2,722	Low
Event: Repaint Fascia of Entrance Canopies	6	2013	\$ 2,178	Low
Replace wood doors an damaged hardware - doors to boiler room area	17	2013	\$ 1,089	Low
Event: Replace Stained Ceiling Tile - ceilings in corridor between the portables	24	2013	\$ 1,089	Low
Install Metal Screens Over Windows	12	2014	\$ 10,888	Low
Event: Replace Carpet Flooring (12 m2)	23	2014	\$ 2,505	Low
Event: Replace Fixtures with T8 (375 units)	34	2013	\$ 55,122	Life cycle
Event: Replace Corridor Resilient Flooring (332 m2) in original 1961 corridors	22	2014	\$ 135,830	Life cycle
Event: Replace Fixed Casework in the Classrooms (3125 gig)	36	2017	\$ 272,205	Life cycle
Replace: air handler with face-and-bypass tempering coil serving the 1966 wing.	30	2017	\$ 92,223	Life cycle
Event: Replace Wood Flooring (318 m2) (gym)	22	2017	\$ 69,249	Life cycle
Event: Replace Corridor Resilient Tile Flooring (165 m2)	22	2017	\$ 67,681	Life cycle
Event: Replace Window Blinds (76 blinds)	37	2017	\$ 49,650	Life cycle
Event: Replace Hallway Wall Paneling (110m2)	21	2017	\$ 35,822	Life cycle
Event: Replace Tile Floor Finishes (61 m2) - floors in bathroom	21	2017	\$ 31,848	Life cycle
Event: Replace Washroom Partitions Girls (8 Units)	18	2017	\$ 25,203	Life cycle
Event: Replace Remainder of Sinks (13 Units)	25	2017	\$ 22,212	Life cycle
Event: Replace Exhaust Fans (2 units)	31	2017	\$ 15,800	Life cycle
Event: Replace Main Electrical Switchboard	33	2017	\$ 15,243	Life cycle
Event: Replace Resilient Vinyl Flooring (23 m2)	20	2017	\$ 13,589	Life cycle
Event: Replace Skylights (6 Units)	16	2017	\$ 11,184	Life cycle
Event: Replace Existing Heating Water Circulation Pumps (2 Units)	31	2017	\$ 10,888	Life cycle
Event: Replace Main Electrical Switchboard (12 unit)	33	2017	\$ 10,888	Life cycle
Event: Replace Backflow Preventors (2 uniB)	27	2017	\$ 8,711	Life cycle
Event: Replace Water Fountains (4 units)	25	2017	\$ 5,553	Life cycle
Event: Replace Domestic Water Valves (60 units)	26	2017	\$ 5,227	Life cycle
Event: Replace Motor Starters (3 Units)	33	2017	\$ 1,633	Life cycle
Event: Replace Display Boards (126 Display Boards)	18	2020	\$ 141,175	Life cycle
Event: Replace Fire Detection and Alarm (29 units)	35	2020	\$ 52,100	Life cycle
Event: Replace Emergency Battery Packs (12 units)	34	2021	\$ 1,306	Life cycle
Event: Replace Doors (6 UniB)	14	2022	\$ 33,481	Life cycle
Event: Replace Water Heater (1 unit) (installed 2004)	27	2024	\$ 2,069	Life cycle
Event: Replace Hot Water Boiler (1 unit)	28	2013		Life cycle - Done
Event: Replace Washroom Fixtures on Girl's Washroom_(7 units)	24	2017		Life cycle - Done
Event: Replace Steam Condensate Poina (45 l.m.)	30	2017		Life cycle - Done
Event: Replace Heat Exchanger (1 unit)	31	2017		Life cycle - Done
			\$ 1,596,883	

2025-2035				
Recommendation:	Page for reference	Suggested Year to repair	Cost estimate in 2010 \$\$	Rating
Replace Joint Sealants (300 m2)	9	2029	\$ 6,533	Life Cycle
Replace Roofing (3594 m2)	15	2030	\$ 782,644	Life cycle
Event: Replace Ceiling Tile (865m2)	23	2034	\$ 160,111	Life cycle
Replace Metal Siding (450m2)	8	2035	\$ 125,214	Life cycle
Event: Replace Washroom Partitions Boys - (7 Units)	19	2035	\$ 22,052	Life cycle
			\$ 1,099,059	

**Table 1**  
**Calgary Girls Charter School - Lakeview Campus - Morrison Hershfield Facility Review**  
**March 29, 2024**

Item #	ID	Location / Type	Year of Install	CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA			CAPITAL PLAN																	
				Budget Description / Location	Condition	Priority	Type	Age In 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Recommended Budget In 2024 Dollars	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033								
2.3.1.1.h		Painted Interior Walls - Original Building & Addition	2010	Painting of all interior walls (at high use / public areas) - Phased allowance	Fair	3	Repair	14	2	2	1	1	\$15,000																	
2.3.1.1.i		Interior Wood Panel Walls - Original Building	1981	Wood panel sanding and re-finishing (elsh) (Gymnasium 136)	Fair	3	Repair	83	15	5	1	1	\$2,000																	
2.3.1.1.j		Painted Interior Ceilings - Original Building & Addition	2000	Painting of all interior ceilings (at high-use / public areas) - Phased allowance	Fair	3	Repair	24	2	2	1	1	\$12,000																	
2.3.1.1.k		T-Bar Ceiling Tiles - Addition	1985	Replace T-bar ceiling system and tiles (some rooms are corridors in the addition)	Poor	2	Repair	56	40	5	1	1	\$53,000																	
2.3.1.1.l		Advised Ceiling Tiles (Overall Building) - Buildings	1981	Replace Advised Ceiling Tiles	Fair	3	Repair	83	60	9	1	1	\$103,000																	
2.3.1.1.m		Buildup Wood Cabinetry and Shelves - Buildings	1981	Refinish paint or stain/val wood cabinetry and shelving	Fair	3	Repair	83	10	5	1	1	\$22,000																	
2.4.2.1		Water Supply - Buildings	1941	Domestic water, sanitary, and storm buried line repair - contingency	Not Visible	3	Contingency	83	10	5	1	1	\$5,000																	
2.4.3.1		Sanitary Drainage System - Buildings	1961	Clean and scope sanitary and storm drain lines	Not Visible	3	Repair	83	5	2	1	1	\$5,000																	
2.5.4.3		Exhaust Fans - Buildings	2004	Replace the older exhaust fans at the roof and wall (5 total)	Fair	3	Renewal	20	25	5	1	1	\$25,000																	
2.5.6.1		Building Automation - Original & Addition	2020	Upgrade the BMS solvers	Good	3	Upgrade	4	10	6	1	1	\$10,000																	
2.5.7.2.a		Backflow Preventers - Original & Addition	2004	Replace the domestic water backflow preventers	Fair	3	Renewal	20	25	5	1	1	\$11,000																	
2.5.7.2.b		Backflow Preventers - Original & Addition	1988	Replace the fire suppression backflow preventer	Fair	3	Renewal	36	25	2	1	1	\$6,000																	
2.5.7.3		Domestic Water Softening System - Buildings	2020	Replace water softener	Good	3	Renewal	4	10	8	1	1	\$7,000																	
2.5.7.5		Domestic Hot Water Tank Heater - Buildings	2020	Replace the domestic hot water tank heater, including the circulation pump and expansion tank	Good	3	Renewal	4	13	8	1	1	\$17,000																	
2.5.8.1		Sanitary Drainage System - Buildings	2012	Contingency to repair / replace sanitary and storm drainage lines	Fair	3	Contingency	12	10	0	10	10	\$40,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000		
2.6.1.1		Main Distribution Equipment - Buildings	1981	Replace the main distribution centre	Fair	3	Renewal	83	45	8	1	1	\$33,000																	
2.6.2.1		Distribution Equipment - Buildings	1961	Replace the original splitter and fused disconnect switches (5 total) at the main electrical room	Fair	3	Renewal	63	45	8	1	1	\$15,000																	
2.6.2.2		Branch Circuit Panels - Buildings	1981	Replace the original and 1970 branch circuit panels (6 total)	Fair	3	Renewal	83	45	8	1	1	\$37,000																	
2.6.2.4		Car Park Controller and Vehicle Recyclables - Buildings	2004	Replace the car park controller	Fair	3	Renewal	20	45	8	1	1	\$8,000																	
2.6.4.2		Fire Access System - Buildings	2010	Replace the fire access system	Good	3	Renewal	5	15	9	1	1	\$8,000																	
2.6.4.3		Intrusion Monitoring System - Buildings	2020	Replace the intrusion monitoring system	Good	4	Renewal	4	16	9	1	1	\$15,000																	
2.7.2.1		Fire Detection and Alarm System - Buildings	2009	Replace the fire alarm panel and devices	Fair	3	Renewal	15	20	5	1	1	\$57,000																	
3.2.1.1		Fire Alarm Panel - Buildings	2011	Replace damaged fire alarm panel	Fair	2	Repair	13	5	0	1	1	\$3,000																	
3.2.1.3		Painted Plywood - Buildings	2012	Replace damaged plywood cladding	Fair	2	Repair	12	20	8	1	1	\$3,000																	
3.2.3.1		Single Ply Membrane (TPO or PVC) - Buildings	2012	Replace TPO or PVC roof at the 2012 porches	Fair	2	Renewal	12	21	9	1	1	\$77,000																	
3.3.1.a		Painted Interior Walls - Porches	2012	Painting of all interior walls (at high use / public areas)	Fair	3	Repair	12	10	2	1	1	\$10,000																	
3.3.1.b		Suspended ceiling Tiles - Porches	2012	Replace ceiling tiles (tiles only, within the grid system (Classrooms 164 and 165)	Fair	3	Repair	12	20	8	1	1	\$6,000																	
4.1.3.1.a		Chain Link Fence - Site	1981	Replace perimeter fencing (all along the south portion of the site)	Poor	2	Renewal	63	30	5	1	1	\$15,000																	

This report should be reviewed in conjunction with the Objectives, Terms of Reference, Limitations, and Methodology included with the full report.

Table 1  
Calgary Girls Charter School - Lakeview Campus - Morrison Hershfield Facility Review  
March 29, 2024

Item #	COMPONENT			CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA					CAPITAL PLAN								
	ID	Location / Type	Year of Install	Budget Description / Location	Condition	Priority	Type	Age in 2024	Typical Life Cycle	Estimated Remaining Life	Years Over Which Project is Phased	Recommended Budget In 2024 Dollars	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
2.3.1.1.h	Painted Interior Walls	Original Building & Addition	2010	Painting of all interior walls (at high use / public areas) - phased allowance	Fair		Repair	14	2	2	1	\$15,000											
2.3.1.1.i	Interior Wood Panel Walls	Original Building	1981	Wood panel sanding and re-finish (stain) (Gymnasium 135)	Fair		Repair	63	15	5	1	\$2,000											
2.3.1.1.j	Painted Interior Ceilings	Original Building & Addition	2000	Painting of all interior ceilings (at high-use / public areas) - phased	Fair		Repair	24	2	2	1	\$12,000											
2.3.1.1.k	T-bar Ceiling Tiles	Original Building & Addition	1988	Replace T-bar ceiling system and lift (some rooms and corridors in the building)	Poor		Repair	56	40	5	1	\$53,000											
2.3.1.1.l	Adhered Ceiling Tiles (Overall Building)	Original & Addition Buildings	1981	Replace Adhered Ceiling Tiles	Fair		Repair	63	80	0	1	\$103,000											
2.3.1.1.m	Built-in Wood Cabinetry and Shelving	Original & Addition Buildings	1981	Refinish (paint or stain/bleach) wood cabinetry and shelving	Fair		Repair	63	10	5	1	\$22,000											
2.4.2.1	Water Supply	Original & Addition Buildings	1981	Domestic water, sanitary, and storm buried line repair	Not Visible		Contingency	63	10	5	1	\$5,000											
2.4.3.1	Sanitary Drainage System	Original & Addition Buildings	1981	Clean and scope sanitary and storm drain lines	Not Visible		Repair	63	5	2	1	\$5,000											
2.5.4.3	Exhaust Fans	Original & Addition Buildings	2004	Replace the older exhaust fans at the roof and wall (5 total)	Fair		Renewal	20	25	5	1	\$25,000											
2.5.6.1	Building Automation	Original & Addition Buildings	2020	Upgrade the BMS software	Good		Upgrade	4	10	0	1	\$10,000											
2.5.7.2.a	Backflow Preventer	Original & Addition Buildings	2004	Replace the domestic water backflow preventer	Fair		Renewal	20	25	6	1	\$11,000											
2.5.7.2.b	Backflow Preventer	Original & Addition Buildings	1988	Replace the fire suppression backflow preventer	Fair		Renewal	38	25	2	1	\$6,000			\$6,000								
2.5.7.3	Domestic Water Softening System	Original & Addition Buildings	2020	Replace water softener	Good		Renewal	4	10	6	1	\$7,000											
2.5.7.5	Domestic Hot Water Tank Heater	Original & Addition Buildings	2020	Replace the domestic hot water tank heater, including the circulation pump and expansion tank	Good		Renewal	4	13	9	1	\$17,000											
2.5.8.1	Sanitary Drainage System	Original & Addition Buildings	2012	Contingency to repair / replace sanitary and storm drainage lines	Fair		Contingency	12	10	0	10	\$40,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
2.6.1.1	Main Distribution Equipment	Original & Addition Buildings	1981	Replace the main distribution centre	Fair		Renewal	63	45	8	1	\$33,000											
2.6.2.1	Distribution Equipment	Original & Addition Buildings	1981	Replace the original splitter and fused disconnect switches (5 total) at the main electrical room	Fair		Renewal	63	45	8	1	\$15,000											
2.6.2.2	Branch Circuit Panels	Original & Addition Buildings	1981	Replace the original and 1970 branch circuit panels (6 total)	Fair		Renewal	63	45	8	1	\$37,000											
2.6.2.4	Car Park Controller and Vehicle Receivables	Original & Addition Buildings	2004	Replace the car park controller	Fair		Renewal	20	45	8	1	\$8,000											
2.6.4.2	Food Access System	Original & Addition Buildings	2019	Replace the job access system	Good		Renewal	5	15	9	1	\$8,000											
2.6.4.3	Intrusion Monitoring System	Original & Addition Buildings	2020	Replace the intrusion monitoring system	Good		Renewal	4	16	9	1	\$15,000											
2.7.2.1	Fire Detection and Alarm Systems	Original & Addition Buildings	2009	Replace the fire alarm panel and devices	Fair		Renewal	15	20	5	1	\$57,000											
3.2.1.1	Fire Alarm Panel	Original & Addition Buildings	2011	Replace damaged fire alarm panel	Fair		Repair	13	5	0	1	\$3,000	\$3,000										
3.2.1.3	Painted Plywood	Original & Addition Buildings	2012	Replace painted plywood cladding	Fair		Repair	12	20	8	1	\$3,000											
3.2.3.1	Single Ply Membrane (TPO or PVC)	Original & Addition Buildings	2012	Replace TPO or PVC roof at the 2012 portables	Fair		Renewal	12	21	9	1	\$77,000											
3.3.1.1.a	Painted Interior Walls	Original & Addition Buildings	2012	Painting of all interior walls (at high use / public areas)	Fair		Repair	12	10	2	1	\$10,000											
3.3.1.1.b	Suspended ceiling Tiles	Original & Addition Buildings	2012	Replace ceiling tiles (tiles only, within the grid system (Classrooms 184 and 185))	Fair		Repair	12	20	8	1	\$8,000											
4.1.3.1.a	Chain Link Fence	Original & Addition Buildings	1981	Replace perimeter fencing (all along the south portion of the site)	Poor		Renewal	63	30	5	1	\$15,000											

This report should be reviewed in conjunction with the Objectives, Terms of Reference, Limitations, and Methodology included with the full report.  
Lakeview Campus - Calgary Girls Charter School - Final Working Sheet, 2024-03-29