



**CALGARY  
GIRLS  
CHARTER  
SCHOOL**

## Three Year School Capital Plan – 2025-2028



## Background

The Three-Year Capital Plan must be approved by the Board annually and submitted to Alberta Education for funding consideration. Alberta Education evaluates these requests within the broader infrastructure needs of other government ministries.

Capital plans across the province are prioritized based on the following criteria:

- Health and safety considerations
- Current and projected enrolments
- Utilization rate
- Strategic location
- Cost savings through right-sizing
- Functionality
- Facility condition (as determined by an infrastructure audit)

Capital Plan requests generally fall into one of three categories:

1. Expansion – Increasing the capacity of an existing school.
2. New School Construction – Building a new facility to accommodate growth.
3. Modernization – Renovating part or all of a school to improve functionality, safety, and efficiency.

## Modernization Criteria

As defined by Alberta Education, a modernization project aims to:

- Address major deficiencies that pose health and safety risks to students and staff.
- Enhance educational program delivery and integrate modern technology.
- Improve accessibility and facilities for individuals with disabilities.
- Replace or upgrade structural components, mechanical and electrical systems, and architectural finishes.

Once a capital project application is submitted, Alberta Education reviews and identifies high-priority projects in consultation with Alberta Infrastructure. These recommendations are then presented to the Government of Alberta's Capital Planning Committee before being submitted to the Treasury Board/Caucus for final approval. Once approved, Alberta Education and Alberta Infrastructure issue a joint approval letter to the school board.

## Recommendation

It is believed that Lakeview meets the criteria for a modernization project and is therefore recommending this approach.

## Calgary Girls Charter School Program is in High Demand

In alignment with Alberta Education’s vision of increasing student spaces in response to unprecedented provincial growth, CGCS is committed to expanding within its current facility and offering placement for up to 65 additional students. The school is currently positioned to increase enrollment by 30-65 students, with classroom capacity available at Lakeview to accommodate this growth.

The projected enrollment submission early January was Scenario 1. Following an overwhelmingly positive response at the CGCS Open House on February 13, 2025, the school is now preparing for two more possible enrollment scenarios for the 2025-2026 school year.

- **Scenario 1:** 538-555 students – status quo – 20 homerooms
- **Scenario 2:** 565 students (an increase of 48 students) – requiring one additional homeroom
- **Scenario 3:** 585 students (an increase of 68 students) – requiring two additional homerooms

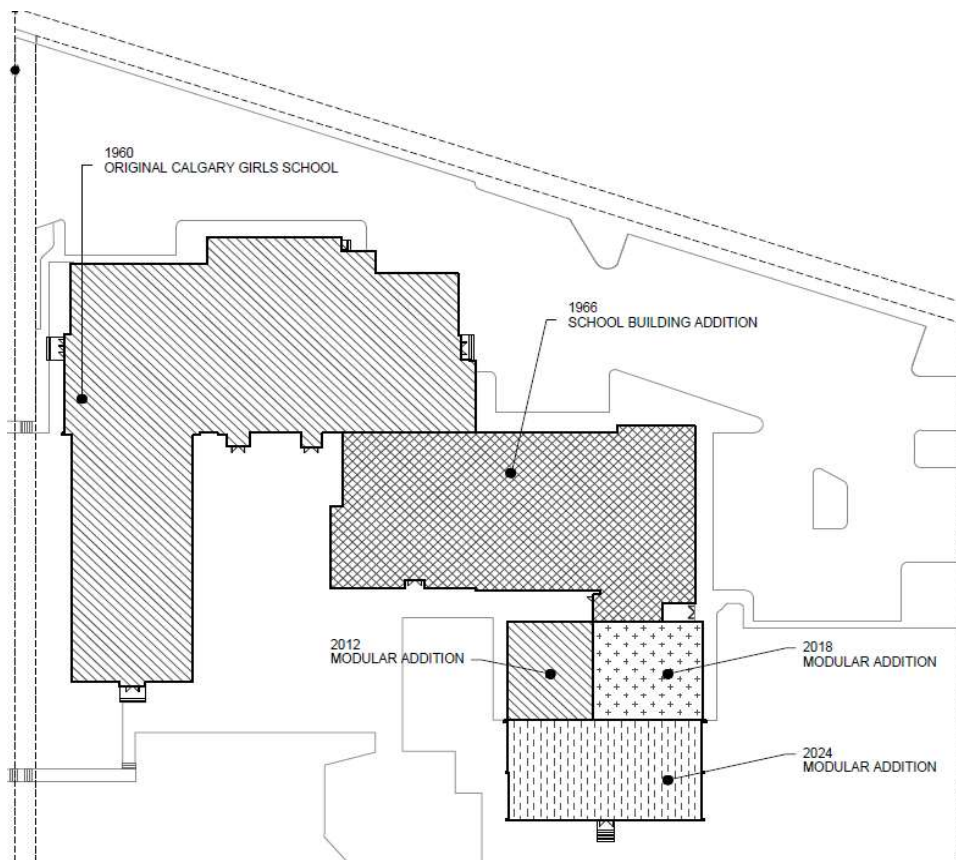
Currently, CGCS has enough students on a waitlist per grade to accommodate **Scenario 3**

## History

Since 2015, Calgary Girls Charter School (CGCS) has prioritized securing funding to consolidate and modernize the Lakeview campus entrance and administration offices as well as add modular classrooms. In March 2023, the funding was granted and the project was completed between 2023-2024. With this major initiative now finished, CGCS is now preparing for the next phase of campus improvements.

The enclosed map outlines the phased construction of the Lakeview campus.

- **Building 1** – 1960
- **Building 2** – 1968
- **Building 3 (Portables)** – Installed in phases:
  - 2012 – 2 portables
  - 2018 – 2 portables
  - 2024 – 4 portables



Portables were never intended as a permanent solution, and their permits must be renewed every 5–10 years with the City of Calgary.

CGCS leases the Lakeview campus from the Calgary Board of Education (CBE) and took possession of the facility in 2003 when portions of the building were already 30–40 years old. Historical records dating back to 2005 indicate that the campus was considered “an aging facility and not up to CBE standards.” Two decades later, this assessment remains valid.

## 2024 – Major Building Renewal and Repair

In January 2024, Calgary Girls Charter School (CGCS) commissioned Morrison Hershfield to conduct a comprehensive Facility Evaluation Report. This report outlines essential recommendations to guide the school's infrastructure planning over the next decade. As part of our commitment to providing a safe and optimal learning environment, CGCS is prioritizing

critical facility upgrades that exceed the scope of our annual maintenance and operational funding.

One key recommendation from Morrison Hershfield is to prioritize stucco repairs before undertaking roof renovations. However, the urgency of addressing roof integrity has become undeniable. In the 2023-2024 funding year alone, CGCS allocated nearly 15% of its operating and maintenance budget to patching roof leaks and sealing skylights that have surpassed their functional lifespan.

The escalating costs and the potential for further structural damage underscore the immediate need for additional funding. Addressing these critical issues now will not only safeguard the longevity of the facility but also prevent higher costs associated with deferred maintenance.

Below are the key recommendations:

<b>Building Renewal and Repairs</b>	<b>2024-2027</b>
Roof	\$ 1,250,000
Windows and Doors	\$ 475,000
Stucco	\$ 375,000
Wood siding	\$ 125,000
Ceiling Tiles/Ceiling	\$ 100,000
Water Supply/piping	\$ 75,000
Fire Detection Alarm System	\$ 75,000
Flooring (Washroom/Gym)	\$ 50,000
<b>Total</b>	<b>\$ 2,525,000</b>

## Lease – North Glenmore Park Community Association:

For nearly 20 years, the North Glenmore Park Community Association (NGPCA) has been a valued partner of CGCS. Their property is located adjacent to the school, allowing for a close and beneficial relationship.



To maintain a high-quality junior high physical education program, CGCS leases the gymnasium from NGPCA. The gymnasium at CGCS's Lakeview campus is 256.7 m<sup>2</sup> and is best suited for students in grades 4-6. However, to accommodate the needs of students in grades 7-9, CGCS utilizes NGPCA's larger, 501 m<sup>2</sup> gymnasium.

The lease agreement grants CGCS exclusive access to the gymnasium, washrooms, and change rooms from Monday to Friday, 8:30 AM to 3:30 PM, throughout the school year. Additionally, CGCS communicates early school start dates (typically in August) by March to ensure there are no conflicts with NGPCA's summer programming.

At present, CGCS schedules three physical education classes simultaneously—one at the Lakeview School gym and two at the North Glenmore Park Community Association (NGPCA) gymnasium. With the potential for four physical education classes running simultaneously throughout the day, existing facilities—including the North Glenmore Park gymnasium—are inadequate to meet the needs of an expanding student body. Therefore, to support Alberta Education's initiative to create additional student spaces, CGCS seeks expanded access to physical education facilities.

To support this expansion, CGCS has engaged with NGPCA to secure additional rental space. NGPCA has the capacity to provide two additional areas suitable for physical education, breakout activities, or optional programming. These spaces include:

- Ballet Studio (morning use)
- John Campbell Room (afternoon use)

Both spaces would be available five days per week, seven hours per day, for a 10-month period at a minimal additional cost of \$40,000.

Below is a table of the requested 2025-2026 lease funding:

Leased Facility Information			
Leased Facility Name	Leased Facility Location	Leased Facility Owner	Lease Amount
North Glenmore Park Cor	2231 Longridge Dr SW, Calga	NGPCA	\$ 110,082.00
North Glenmore Park Cor	2231 Longridge Dr SW, Calga	NGPCA	\$ 40,000.00

Recommendation: That the Board moves to approve the Three-Year Capital Plan 2025/26 - 2027/28