



Evaluation of Lands and Buildings Surplus to Board Requirements

March 2019

Medicine Hat Catholic Board of
Education

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This evaluation of lands and buildings surplus to the requirements for Medicine Hat Catholic Board of Education is prepared in accordance with Policy 19 – Surplus Lands and Buildings.

School Buildings

The current facilities which Medicine Hat Catholic Board of Education owns and operates are the following:

1. Monsignor McCoy High School
2. St. Mary's School
3. Notre Dame Academy
4. St. Louis School
5. St. Francis School
6. St. Michael's School
7. St. Patrick's School
8. Mother Teresa School
9. École St. John Paul II School
10. École St. Thomas d'Aquin - Vacant
11. Original St. Louis School – Leased to CAPE Charter School ending on or before May 2019

The 2019 3-year and 10-year Capital Plan as developed does not have a future need identified for École St. Thomas d'Aquin nor for the original St. Louis School.

The 2019 Capital Plan identifies that only modest population growth is projected within the City of Medicine Hat and area over the next ten years. While the growth must be addressed, the current capacity of the schools would seem sufficient to address the growth. The priority of the 10-year plan is to address anticipated long-term utilization pressure in the north of the city. Examining the 50-year forecasted population growth, MHCBE would be expecting to add 1,389 students over 50-years.

The current utilization of all schools is 66% which means there are 1,360 potential seats available in all schools combined. It is clear that across the district, MHCBE currently has sufficient seats to accommodate the 10-year growth projections, though these seats may not necessarily be in the right areas of the district to meet growth demands, and many are in older facilities which require modernization.

École St. Thomas d'Aquin

In terms of condition, the 2017 FCI shows St. Thomas has an FCI of 26.25% which translates to \$1.3 million of work required.

As a vacant school École St. Thomas d'Aquin continues to consume resources through utilities, security, insurance and general maintenance and operations including snow removal. While many of these costs are fixed, it does remove resources away for other priority projects. The incremental costs which could be saved is estimated to be \$20,000.



Issues of demographics are identified above and in the 2019 3-year and 10-year capital plan. There is no immediate need of the facility to service the students in the area. This was also discussed in the decision of the Board to close the school for the 2018-19 school year.

The costs of opening a further small school in the district, considering the budget challenges would seem to be burdensome. With the excess capacity in all facilities there is no business need for this. This may also work against the board's plans for the modernizations identified in the Capital Plan.

Prairie Rose School Division (PRRD) has expressed interest in the use of École St. Thomas d'Aquin for specified programming. Any agreement with PRRD would need a caveat that if PRRD ceases to use the former École St. Thomas d'Aquin as a publicly funded school or to shift the program away from providing instruction solely to Mennonite Students from Redcliff and area or in ten-years, whichever occurs first, the School building and grounds ownership will be transferred back to MHCBE for the sum of one dollar.

This would allow the board to make a final decision on the disposition of the property in 10-years on whether the property is permanently surplus to the needs of the District.

Based on the above analysis Senior Administration recommends that École St. Thomas d'Aquin is currently surplus to the needs of the District and that the District look to transfer the property to PRRD in accordance with the above conditions and in accordance with the *Disposition of Property Regulation*.

Former St. Louis School – Currently leased to CAPE

The former St. Louis school is currently leased to CAPE until the end of May 2019. There is no identified need for the school after that date. Costs related to utilities, insurance, security and general operations including snow removal would be transferred to the District after that date.

While the school is listed as a "Place of Interest" within the City of Medicine Hat, it does not have an official municipal designation at this time.

As outlined above, the need for the school from a capacity point of view is not supported. The demographic information is outlined above and in the 2019 3-year and 10-year capital plan. The location of the school is within a short walk of the current St. Louis and as such would not be needed as an educational facility.

There has been some discussion on the conversion of the school into a central office. There has been a cursory exploration of this however many of the costs would seem to be prohibitive. The conversion to new building code standards including the installation of an elevator and asbestos remediation would seem to be cost prohibitive. Costs of the conversion to a building have been estimated to be in the \$5 million to \$10 million depending on the design and remediation required. These costs would need to be borne by the board using existing reserves which would not be fully achievable at this juncture. Obtaining a loan for non-school buildings is a consideration, however, this would need to be repaid over a period of time and would count against the administration limit. Some cost would be offset by the sale of the existing central



office. Far greater analysis of the situation would need to occur than available in the current time frame.

There are no immediately available public users for the building, however the Minister would undertake a formal analysis and request through the Disposition of Property Regulation if the board elects to dispose of the property.

There could be non-public body users looking for space, including daycares and other agencies. Entering into lease agreements with these groups may be challenging in terms of recouping the cost of operating the building along with risks of envelope or mechanical failure which would need to be absorbed by the Board.

The condition of the school is listed as 17.27% resulting in \$1.0 million of work required. Any major work on the school would require significantly more expenditure to comply with current codes.

Senior Administration would recommend, based on the above, the original St. Louis School is surplus to the needs of the district and that the disposition of property process be commenced with a view to sell the school and the lands in accordance with the *Disposition of Property Regulation*.

Non-school Buildings

Medicine Hat Catholic Board of Education also owns and operates the following non-school facilities:

1. Catholic Education Centre
2. Warehouse – Building 1 (Maintenance)
3. Warehouse – Building 2 (Information Technology)
4. Child Care Modular – on St. Mary's grounds for the provision of child care services in accordance with the requirements detailed from the Ministry of Child and Youth Services, currently leased to Crayon Academy Inc. until July 31, 2020.

All these non-school facilities remain in operation and are not surplus to the Board's needs.

Reserve Lands

Medicine Hat Catholic has been allocated several lands for development of school buildings. These lands are designated as School Reserve or Municipal and School Reserve.

1. Cimarron
 - a. Details
 - i. +/- 20 acres shared between Medicine Hat Catholic and Medicine Hat Public
 - ii. Catholic Elementary and Public Elementary
 - b. Enrollment Trends
 - i. Sector 5 continues with significant pressure in the sector schools (St. Patrick's and Notre Dame Academy) as well as in Mother Teresa (out of sector). The



south remains a high growth area with the development of Hamptons, Southlands and the impending development in Cimarron. Students in Southlands are bused to Mother Teresa School however with the construction of St. John Paul II School this can be adjusted. Notre Dame Academy remains a grade 6-9 school. When Cimarron is developed a school site in the area will likely be needed.

- c. Residential Development Progression
 - i. No building has begun in the Cimarron development. The Area Structure plan call for high density residential buildings which could result in significant enrollment. This will be factored in when the need to school is included into the capital plan.
- d. Student Accommodation and Transportation Issues
 - i. St. Patrick's School is under capacity and the construction of the St. John Paul II School would address other pressure. This would assist in balanced use of schools in this and other sectors
 - ii. Transportation requirements would likely be increased to bus the students from this development to St. Patrick's until such time as .
- e. Capital Plan
 - i. This area has not been included in the three-year capital plan. As indicated, building in this area has not started. It is reasonable to expect that the 10 year capital plan, in year 10 may need to have a school in this area if construction occurs according to plan.
- f. Other School Boards
 - i. Medicine Hat Public have sites assigned to them in this sector. The Francophone School Board has expressed a specific need in this area. The Charter School has a modernized school allocated to then for September 2018.
- g. Other Factors
 - i. None
- h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area.**

2. Ranchlands – Phase 4

- a. Details
 - i. In Ranchlands
 - ii. 10.7 (26.44 ac)
 - iii. Catholic Elementary and Public Elementary
- b. Enrollment Trends



- i. Schools in the North are experiencing high utilization. Continued growth in Ranchlands may place additional pressure at St. Michaels and St. Francis Schools.
 - c. Residential Development Progression
 - i. Ranchlands is still developing and new houses are still to be constructed.
 - d. Student Accommodation and Transportation Issues
 - i. The school would reduce the pressure at St. Michaels and St. Francis.
 - ii. Transportation requirements would likely be cost neutral as most elementary students in Ranchlands would be within the Board directed the walk distance to school. Certain students in the boundary for St. Michaels or St. Francis would then be rezoned to the new school which would eliminate the transportation savings. One dynamic is that rezoned students from St. Michaels under the current board policy would still be eligible for transportation to St. Michaels as it is a division wide fine arts program.
 - e. Capital Plan
 - i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined.
 - f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School as a modernized school being allocated to them for September 2018.
 - g. Other Factors
 - i. The site does not seem to have a specific land allocated to Medicine Hat Catholic. The City of Medicine Hat needs to be contacted to determine what area is assigned to Medicine Hat Catholic.
 - h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area.**
- 3. Burnside Estates
 - a. Details
 - i. 4.4 ha (10.87 ac)
 - ii. Possible shared location for Catholic Elementary and Public Elementary
 - iii. ASP completed however no indication on locations
 - b. Enrollment Trends
 - i. As per the potential demographics there could be a need for a location here for a school to services both Burnside Estates and Burnside Heights.
 - c. Residential Development Progression



- i. The area is expected to have 2170 home/units with a population of 5210 per the ASP. This would translate to and expected 189 students (94 Elementary, 47 Middle School and 47 High School).
 - d. Student Accommodation and Transportation Issues
 - i. All students in this ASP would need to be transported out of the ASP to a designated school.
 - e. Capital Plan
 - i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined.
 - ii. No indication on when the construction would begin , however it is on the books.
 - f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School as a modernized school being allocated to them for September 2018.
 - g. Other Factors
 - i. The length of time to have the site developed.
 - ii. The plan is from 2000 and may need to be readjusted
 - iii. Consideration of flood plain issues may be needed.
 - h. Recommendation
 - i. That the Board maintain this site as school reserve land at this point pending the development of the area.**
- 4. Burnside Heights
 - a. Details
 - i. 4.0 ha (9.88 ac)
 - ii. Possible shared location for Catholic and Public
 - iii. ASP completed however no indication on locations
 - iv. The original ASP from 1987 was for a K-9 school
 - b. Enrollment Trends
 - i. As per the potential demographics there could be a need for a location here for a school to services both Burnside Estates and Burnside Heights. And possibly Redcliff.
 - c. Residential Development Progression
 - i. The area is expected to have 2170 home/units with a population of 5778 per the ASP. This would translate to and expected 209 students (105 Elementary, 52 Middle School and 52 High School).
 - d. Student Accommodation and Transportation Issues



- i. All students in this ASP would need to be transported out of the ASP to a designated school until such time as a school is developed.
 - e. Capital Plan
 - i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined.
 - ii. No indication on when the construction would begin , however it is on the books.
 - f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School as a modernized school being allocated to them for September 2018.
 - g. Other Factors
 - i. The length of time to have the site developed.
 - h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area.**
- 5. Brier Run
 - a. Details
 - i. 11-15 acres
 - ii. K-9 potential site.
 - iii. Board of Trustees in June 2017 confirmed there was still a need for a school site in the area of the Brier Run site.
 - iv. Area Structure Plan not developed
 - b. Enrollment Trends
 - i. Based on the long term demographics there could be a need for a location here in the 10 to 50 year horizon. There is no junior high in the north of the city.
 - c. Residential Development Progression
 - i. The Brier Run site along with the development of Ranchlands and future growth around the city including Redcliff over the long term may need more capacity.
 - d. Student Accommodation and Transportation Issues
 - i. All students in this ASP would need to be transported out of the ASP to a designated school. This would accommodate these students and may allow for potential centralization of small schools into a more efficient larger school in the 30-40 year horizon.
 - e. Capital Plan



- i. A request for a new school in this sector has not been included in past and current capital plans as yet. The exact location for the school is to be determined as the ASP has not been completed.
- f. Other School Boards
 - i. There is no indication that other school boards would need this reserve land. Medicine Hat Public has sites assigned to them in this sector. The Francophone School Board has not expressed a specific need in this area. The Charter School as a modernized school being allocated to them in 2018-19.
- g. Other Factors
 - i. The length of time to have the site developed.
 - ii. Siting could be well suited with access to the Family Leisure Centre.
- h. Recommendation
 - i. **That the Board maintain this site as school reserve land at this point pending the development of the area and longer-term plans looking to the 20-30 year horizon.**

Future

The Board continues to work with the Town of Dunmore and is working with the Town of Redcliff on ensuring adequate involvement with the development of ASP in those communities to ensure the needs of students in those areas and rural areas are adequately addressed.

There are no 4x4 processes in the works for other areas in the Medicine Hat Roman Catholic Separate School Region No. 15 under the *Separate School Regions Establishment and Provision of Services Order*.

