

ELK ISLAND CATHOLIC SCHOOLS  
**ST. JOHN PAUL II CATHOLIC HIGH SCHOOL**  
9975 - 93rd Avenue, Fort Saskatchewan, Alberta T8L 1N5



Year Built:	1983 - Original Building
Additions:	N/A
Grades Served:	9-12
Permanent Classrooms:	17
Portable Classrooms:	N/A
Gross Area:	4,741.7 m2
Capacity:	477
Enrolment:	381
Utilization:	84.1%
Instructional Program:	Basic academics plus computers, art, music, distance education, CTS streams and special needs programs
Building Deferred Maintenance: (Oct.25, 2011)	\$3,436,200
Building FCI: (Oct.25, 2011)	23.38% (Fair)
Site Deferred Maintenance: (Oct.25, 2011)	\$325,400









Exterior elevations and main entrance require upgrading to enhance curb appeal.



There is a deficiency in the number of Information Services spaces.



Boys' change room showers require upgrading to provide individual stalls.



The central gathering area provides good natural light and a variety of seating areas adjacent to the large commercial kitchen.



A majority of the CTS, ancillary spaces and the library have mezzanines which are used for storage as well as instructional space.



Washrooms in the South portion of the school are used primarily as storage.

## SUMMARY STATEMENT

*Additional instructional spaces are required to bring the school up to provincial guidelines which will build out the site to it's full capacity.*

### OBSERVATIONS AND COMMENTS

1. **Program Areas:** The school has a deficiency in the number of instructional spaces. Additional classrooms and information services are required to accommodate the increasing enrolments. The majority of instructional spaces are below provincial guideline areas.
2. **Barrier-Free Accessibility:** Some barrier-free provisions have been made in the washrooms in the form of larger washroom stalls and lower sinks, however, grab bars in washrooms, accessible plumbing fixtures and mirrors are deficient. The main entrance of the school also requires push-button access to improve barrier-free access.
3. **Washroom Fixtures:** existing school: 16 male / 16 female  
code requirement: 5 male / 9 female

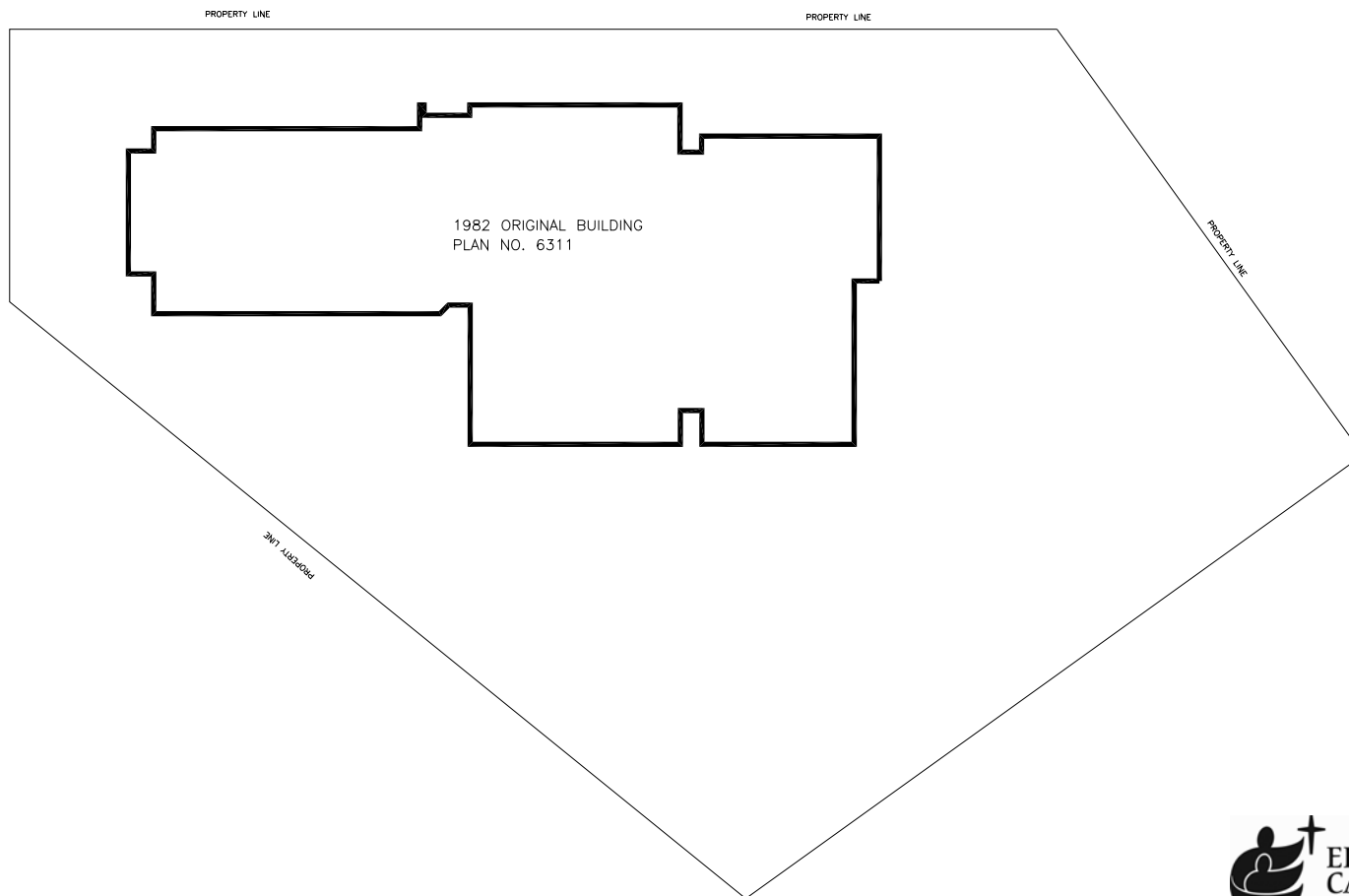
### RECOMMENDATIONS

1. **Program Area:** Provide additional instructional spaces to meet provincial guidelines.
2. **Barrier-Free Accessibility:** The main entrance of the school requires push-button access to improve barrier-free access. Grab bars in washrooms, accessible plumbing fixtures and mirrors are required in at least one washroom stall for each sex. Accessible curb cuts in the sidewalks around the site are required.
3. **Roof Repair:** The conclusions and recommendations outlined in the roofing report by Alberta Independent Inspection & Consulting Services Ltd should be followed.
4. **CTS Streams:** A desire was expressed by the school to expand the number of CTS streams. Any expansion will require redevelopment of existing areas as the area of the CTS space meets the provincial guidelines.
5. **Main Entrance:** The main entrance to the school requires upgrading for both aesthetics and visibility.

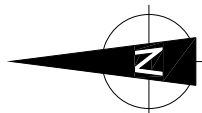
## AREA COMPARISON CHART

### JOHN PAUL II CATHOLIC HIGH SCHOOL GRADES 9-12

Existing School (469 Capacity)		Provincial Guidelines (475 Capacity School)		VARIANCE
Instructional Space		Instructional Space		
	Total Area		Total Area	
8 Classrooms	603.7	11 Classrooms @ 80m2	880	(276.30)
2 Science Classrooms	252.5	2 Science Classrooms @ 120m2	240	12.50
1 Large Ancillary	130.2	1 Large Ancillary @ 130m2	130	0.20
3 Small Ancillary	214.68	3 Small Ancillary @ 90m2	270	(55.32)
1 Info Services	71.7	2 Info Services @ 115m2	230	(158.30)
1 Gymnasium	645.1	1 Gymnasium	690	(44.90)
Gym Storage	40.3	Gym Storage	69	(28.70)
1 Library	168.2	1 Library	214	(45.80)
2 CTS	355.75	2 CTS	400	(44.25)
Subtotal:	2482.13	Subtotal:	3123	(640.87)
Total Instructional	2482.13	Total Instructional Area:	3123	(640.87)
Number of Instructional Spaces:	19	Number of Instructional Spaces:	23	(4)
Admin/Staff Areas	344	Admin/Staff Areas	307	37.00
Physical Education	118.6	Physical Education	145	(26.40)
Circulation	940.5	Circulation	681	259.50
Wall Area	202	Wall Area	327	(125.00)
Storage	91.54	Storage	95	(3.46)
Washrooms	170.5	Washrooms	57	113.50
Flexible Space	141.3	Flexible Space	114	27.30
Wiring Network	24.2	Wiring Network	45	(20.80)
Mechanical	226.93	Mechanical	120	106.93
Total Non-Instructional	2259.57	Total Non-Instructional	1891	368.57
Total Area	4741.7	Total Area	5014	(272.30)
Area per Student	n/a	Area per Student	9.71	



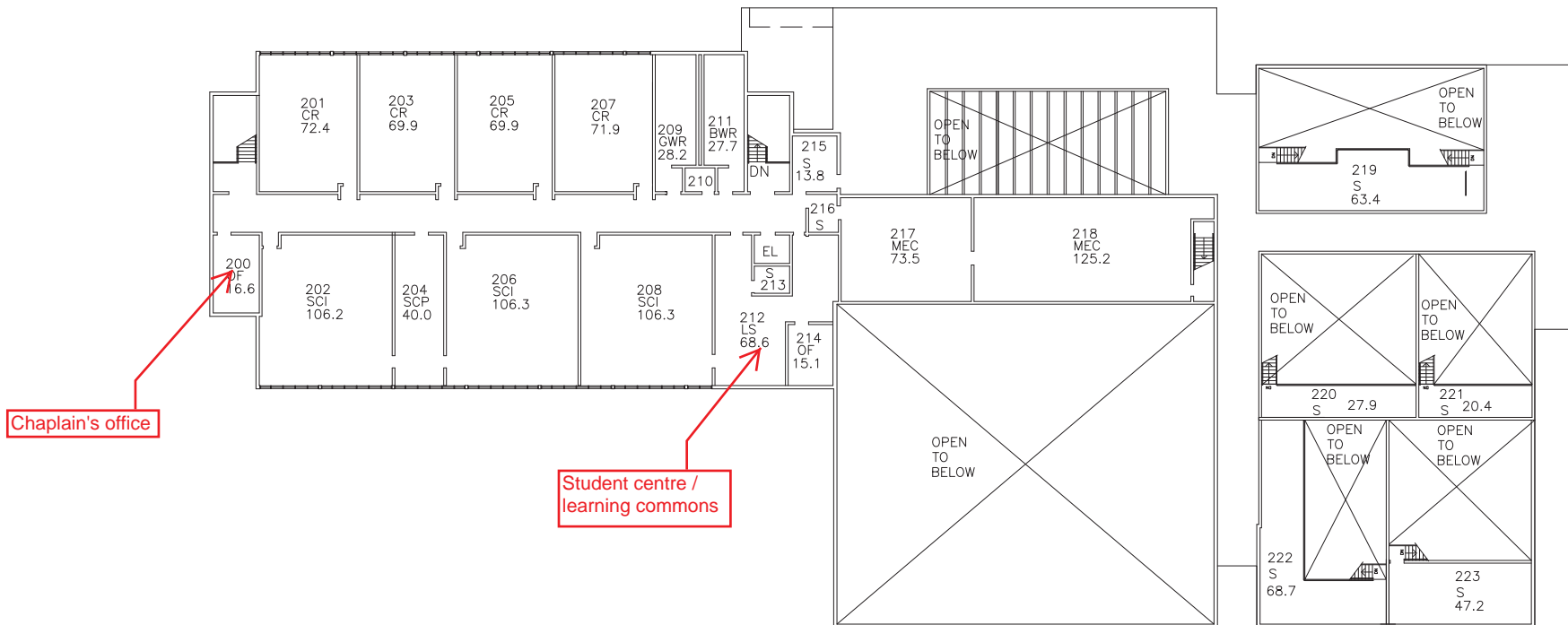
LEGAL DESCRIPTION  
 LOT 2  
 BLOCK 5  
 PLAN 8222209  
 N1/4 SEC29 TWP54 RGE22 W4M  
 FORT SASKATCHEWAN ALBERTA



ELK ISLAND CATHOLIC SEPARATE REGIONAL DIVISION NO.41

			JOHN PAUL II CATHOLIC SCHOOL (9-12)	
			9975-93 AVE, FORT SASKATCHEWAN, AB	
			DATE: 8/31/12	BID ID: B3448A
			DWN. BY: TF	CODE: 2034
REV.	CONSTRUCTION	DATE	SCALE: 1:1000	SHEET: 1 OF 5

SITE PLAN  
 A.I.



## 2012 Comments and Observations



ELK ISLAND CATHOLIC SEPARATE REGIONAL DIVISION NO.41

JOHN PAUL II CATHOLIC SCHOOL (9-12)  
9975-93 AVE, FORT SASKATCHEWAN, AB T8L 1N5  
DATE: 8/31/12  
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SCALE: 1:500

SEC. FLOOR PLAN  
A.I.

BID ID: B3448A  
CODE: 2034  
SHEET: 3 OF 5

REV.	CONSTRUCTION	DATE