

Ever Growing, Learning, and Living in Christ

Evergreen Catholic School Division Capital Plan

2026-2029



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Executive Summary

Evergreen Catholic Separate School Division's 2026–2029 Capital Plan presents a strategic, evidence-based approach to addressing urgent facility risk, enrolment pressures, and accumulated deferred maintenance while maintaining safe, functional, and faith-filled learning environments. The plan aligns with Alberta Education's capital evaluation criteria and reflects Evergreen's responsibility as a steward of provincially funded Catholic school infrastructure.

Alignment with Government of Alberta Priorities

The Division's proposed capital priorities at St. Mary Catholic School and St. Marguerite Catholic School directly align with Alberta Education's capital evaluation criteria, including health and safety, building condition, functionality, enrolment pressure, and cost-effective use of provincial assets. These projects represent targeted, high-impact investments intended to mitigate escalating risk before conditions deteriorate to the point of major system failure or forced replacement.

Enrolment Trends and Community Context

Enrolment projections indicate overall stability across the Division, with localized growth pressures in communities experiencing sustained population increases. Spruce Grove continues to experience rapid residential growth, placing increasing pressure on early-years capacity, while Westlock remains reliant on a single K–12 Catholic facility serving both the town and surrounding rural area.

St. Marguerite Catholic School plays a critical role in maintaining K–4 capacity in Spruce Grove, where utilization pressures are already high and Grades 5–12 facilities are operating at or above capacity. In Westlock, St. Mary Catholic School provides essential program continuity for families seeking Catholic education across all grade levels and supports long-term community stability.

Facility Condition, Life Safety, and Renovation Constraints

Both priority facilities face immediate and compounding infrastructure risks that significantly limit safe, cost-effective renovation if deferred.

St. Mary Catholic School, originally constructed in 1964, is over 60 years old and has not undergone a major modernization in more than three decades. A 2023 Facility Analysis identified documented structural and foundation movement affecting the gymnasium, adjacent change rooms, and the southeast secondary entrance. These conditions pose life-safety and asset-protection risks and are complex and costly to investigate and remediate. In addition, restrictive floor-to-ceiling heights and rooftop-mounted ductwork significantly constrain mechanical system upgrades, materially limiting feasible renovation options. **Total estimated deferred maintenance for St. Mary Catholic School: \$8 million.**

St. Marguerite Catholic School, constructed in 1983, is over 40 years old and faces critical life-safety limitations, including combustible roof construction and the absence of full sprinkler coverage. These conditions materially increase risk and significantly restrict viable modernization approaches. The facility also experiences functional deficiencies related to main entrance configuration, aging mechanical systems, and reliance on portable classrooms nearing the end of their serviceable life.

Total estimated deferred maintenance for St. Marguerite Catholic School: \$1.8 Million.

Accessibility, Health, and Safety Impacts

Both schools have accessibility shortcomings that do not meet current provincial expectations for inclusive education, including outdated washrooms and aging layouts. Deteriorating mechanical and air handling systems raise concerns related to ventilation, indoor air quality, system reliability, and student safety. These conditions increase operational risk and reliance on reactive maintenance and cannot be responsibly deferred.

Cost-Effective Use of Capital Funding

Delivering smaller-scale modernizations at two sites provides greater overall value than a single large capital project. Scopes can be bundled to reduce procurement and contractor mobilization costs, create economies of scale for mechanical and architectural systems, and allow work to be scheduled during summer periods to minimize disruption and accelerate delivery. This approach allows the Province to address urgent needs in two communities while maximizing the impact of each capital dollar and generating local economic benefits.

Long-Term Operating and System Benefits

Provincial investment will reduce long-term operating costs, limit emergency repairs, extend facility service life, and enable Evergreen Catholic to redirect IMR and CMR funding to address remaining deferred maintenance and respond to future enrolment pressures, demonstrating strong stewardship and reducing reliance on additional capital requests.

Capital Project Evaluation

Evergreen Prioritization Principles: Evergreen evaluates capital priorities based on enrolment pressure, facility condition, health and safety risk, educational impact, efficiency, and alignment with Catholic mission delivery.

Readiness and Risk Considerations: Priority projects demonstrate site readiness, realistic timelines, and clear risk mitigation strategies. Both St. Mary and St. Marguerite sites are fully developed and positioned to proceed within the 2026–2029 planning window, allowing work to be staged efficiently and, where possible, scheduled during summer periods to minimize disruption.

Financial Stewardship and Cost Avoidance: Targeted modernization represents a cost-effective alternative to full replacement or future emergency interventions. Bundling smaller-scale projects across two sites creates economies of scale, reduces contractor mobilization costs, and maximizes the impact of provincial capital dollars.

St. Marguerite Catholic School

- **Enrolment & Utilization**
 - Projected growth from 346 (2026-27) to 395 (2030-31) students.
- **Maintenance & Upgrades**
 - Deferred maintenance estimated at \$1.8 Million for 2026.
 - Focus on addressing backlog of maintenance needs to ensure safety and longevity of facilities.
- **Key Priorities**
 - Address critical life safety risks related to combustible roof construction, lack of sprinkler coverage, and deficiencies in the main entrance configuration that impact supervision, security, and emergency response.
 - Recognize and address structural and system constraints that significantly limit the feasibility of incremental renovation, increasing long-term risk and cost if deferred.
 - Replace aging and inefficient building envelope components, including windows and exterior doors, to protect the provincial asset and prevent accelerated deterioration.

St. Mary Catholic School

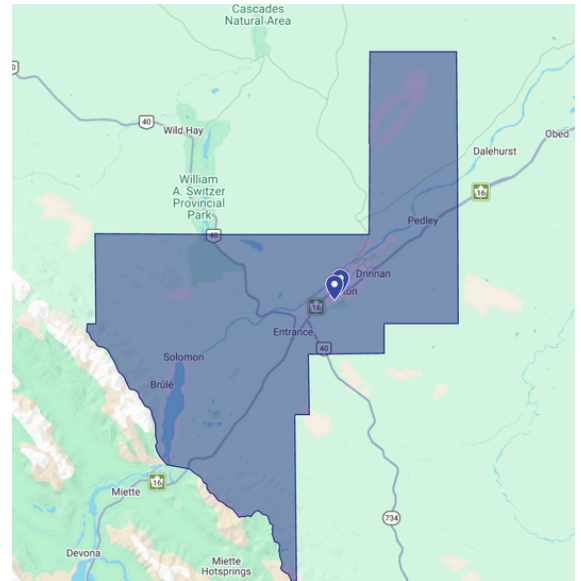
- **Enrolment & Utilization**
 - Relatively stable enrolment: 297 (2026-27) to 293 (2030-31).
- **Maintenance & Upgrades**
 - Deferred maintenance estimated at \$8 million in 2026.
 - Focus on addressing critical maintenance backlog to maintain safe, functional learning environments.
- **Key Priorities**
 - Address identified structural movement and foundation concerns that pose potential safety risks and threaten the long-term integrity of the facility.
 - Acknowledge significant physical and mechanical limitations that restrict effective renovation, particularly related to ceiling heights and rooftop ductwork configuration.
 - Replace end-of-life exterior envelope components, including windows and doors, to prevent further deterioration, rising operational costs, and loss of provincial asset value.

Provincial investment in these modernizations enables Evergreen Catholic to redirect IMR/CMR funding to:

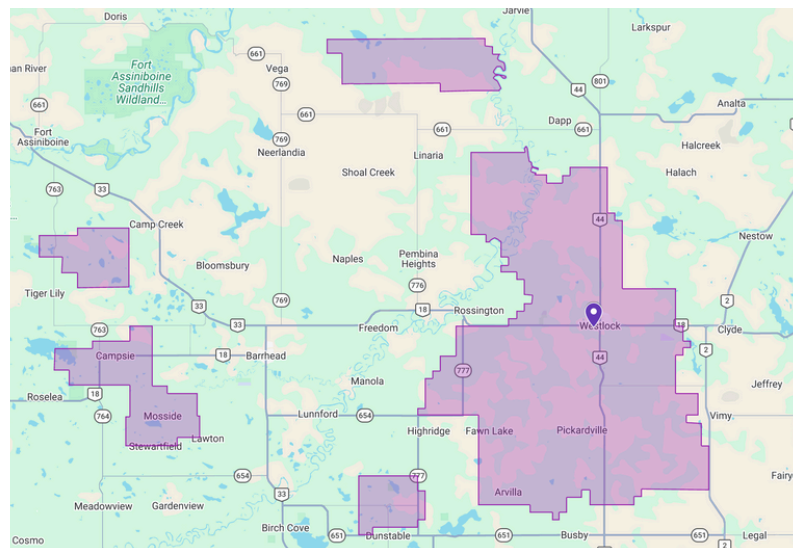
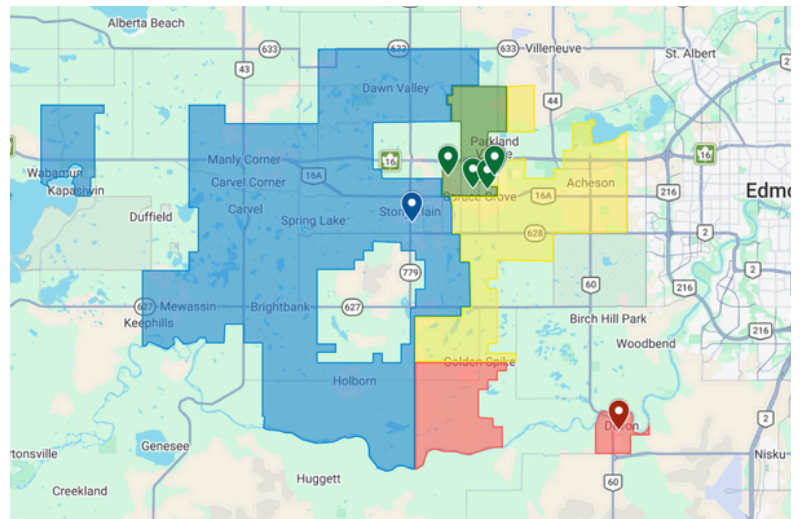
- Address deferred maintenance across all schools.
- Reconfigure St. Thomas Aquinas and St. Peter if enrollment surges occur.
- Maintain overall infrastructure without requiring additional government capital requests.

Evergreen Catholic Separate School Division serves a geographically diverse region in central Alberta, including the communities of Spruce Grove, Stony Plain, Devon, Hinton, and Westlock. The Division operates schools ranging from small rural K-12 facilities to large urban Catholic high schools. This geographic spread creates both opportunities and challenges related to enrolment growth, transportation, infrastructure sustainability, and long-term cost efficiency.

Evergreen’s capital planning approach recognizes the need to balance growth pressures in urban centres with the stewardship of aging infrastructure in smaller and rural communities, ensuring equitable access to safe, functional Catholic learning environments across the Division.



- 📍 **Ward 1: Stony Plain**
 - St. John Paul II Catholic School
 - St. Peter the Apostle Catholic School
- 📍 **Ward 2: Spruce Grove**
 - St. Joseph Catholic School
 - St. Thomas Aquinas Catholic School
 - St. Peter the Apostle Catholic School
- 📍 **Ward 2: Spruce Grove**
 - St. Marguerite Catholic School
 - St. Thomas Aquinas Catholic School
 - St. Peter the Apostle Catholic School
- 📍 **Ward 2: Devon**
 - Holy Spirit Catholic School
 - St. Peter the Apostle Catholic School
- 📍 **Ward 3: Westlock**
 - Saint Mary Catholic School
- 📍 **Ward 4: Hinton**
 - St. Gregory Catholic School
 - Fr. Gerard Redmond Community Catholic School



Enrolment, Capacity & Utilization

Capacity and Utilization

Preliminary utilization data shows several Evergreen facilities operating near or above ideal utilization levels. St. Marguerite Catholic School has a calculated capacity of 506 students with enrolment exceeding 430, resulting in utilization rates approaching 80%. **St. Mary Catholic School, while not currently over capacity, serves a wide grade configuration (K-12), placing unique strain on shared learning spaces and infrastructure.**

Division-wide data also indicates that secondary facilities in Spruce Grove are operating at or above 100% utilization, increasing system-wide pressure on feeder elementary schools.

Impact of Over- and Under-Utilization on Programming

Over-utilization limits access to specialized learning spaces, restricts program expansion, and increases reliance on shared or repurposed areas. Under-utilization in smaller communities presents financial efficiency challenges and limits flexibility for modernization.

Addressing these imbalances through targeted capital investment is critical to maintaining equitable educational opportunities.

Facility Name	Capacity	Adjusted Total	Utilization Rate by Year		
			2025/26	2024/25	2023/24
Fr. Gerard Redmond Community Catholic School	445	324	73%	75%	70%
Holy Spirit Catholic School	430	296	69%	66%	71%
St. Gregory Catholic School	328	233	71%	60%	62%
St. John Paul II Catholic School	856	613	72%	69%	64%
St. Joseph Catholic School	543	432.5	80%	77%	77%
St. Marguerite Catholic School	482	354	73%	67%	65%
St. Mary Catholic School	514	338	66%	60%	59%
St. Peter the Apostle Catholic High School	1131	1200	106%	107%	96%
St. Thomas Aquinas Catholic School	700	695	99%	102%	98%

Three- and Five-Year K-12 Enrolment Projections for St. Marguerite and St. Mary Catholic School

Enrolment projections were developed using Cohort Survival Ratios (CSR), a method considered reliable for three- to five-year forecasting. Kindergarten enrolment was forecast using a damped linear trend based on the past five years, with uncertainty accounted for through model error.

St. Marguerite Catholic School – Projected Enrolment (Base Scenario):

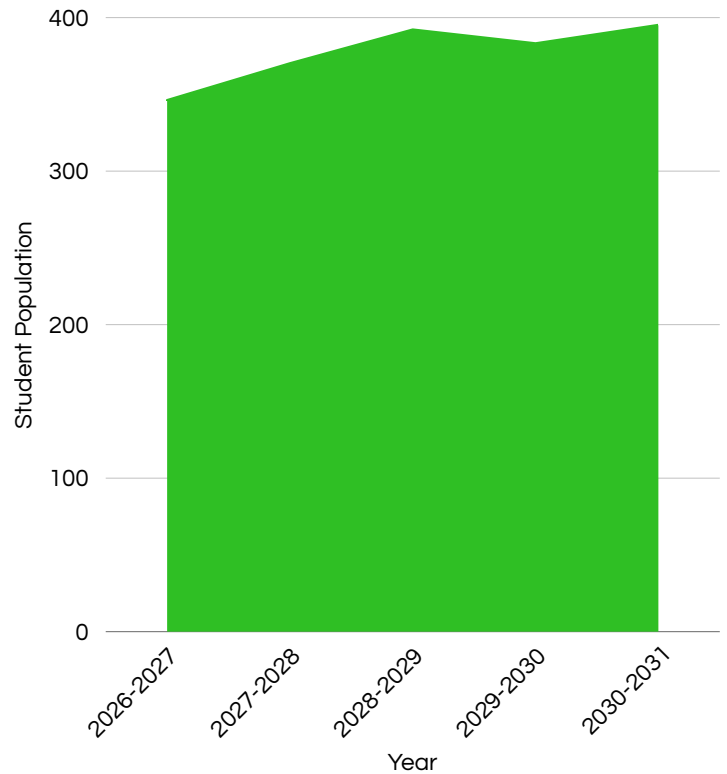
- 2026–27: 346
- 2027–28: 370
- 2028–29: 392
- 2029–30: 383
- 2030–31: 395

St. Mary Catholic School – Projected Enrolment (Base Scenario):

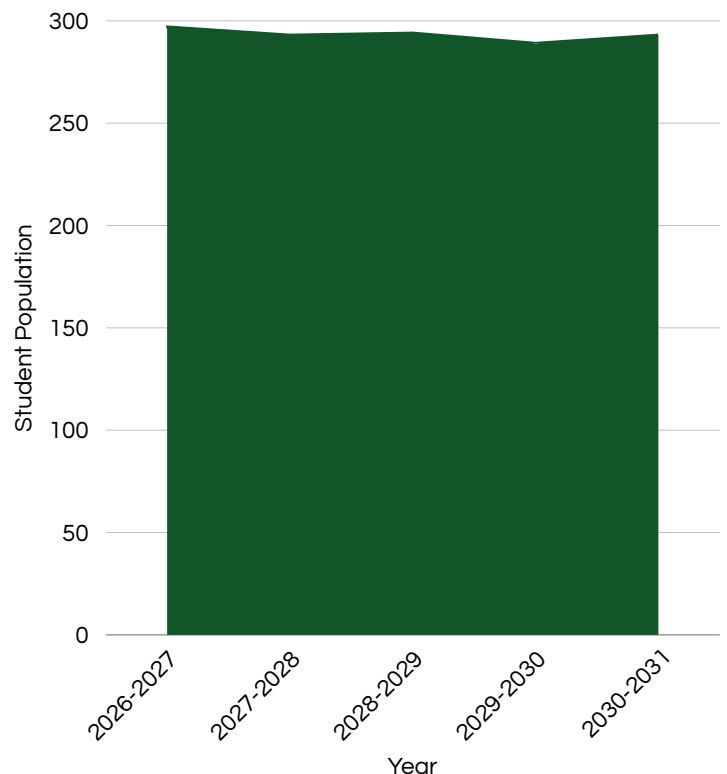
- 2026–27: 297
- 2027–28: 293
- 2028–29: 294
- 2029–30: 289
- 2030–31: 293

These projections confirm sustained enrolment pressure at St. Marguerite and stable long-term demand at St. Mary.

St Marguerite K-12 Enrolment Projections



Saint Mary K-12 Enrolment Projections



5 Year
FCI
7.53%

2026–2029 Capital Priority

St. Mary Catholic School

FCI Assessment Date: Aug. 30, 2011



Project Overview

St. Mary Catholic School is a K–12 facility serving Westlock and surrounding rural communities and is the sole Catholic school in the region. While enrolment remains stable, the facility faces urgent infrastructure risks driven by its age and documented structural and system limitations that significantly constrain safe, cost-effective modernization. A 2023 Facility Analysis identified critical physical conditions that materially limit renovation feasibility, including restrictive floor-to-ceiling heights and rooftop-mounted ductwork that complicate mechanical upgrades and increase risk and cost.

Community Context and Enrolment Pressures

As the only Catholic K–12 facility in the community, St. Mary plays a critical role in maintaining program continuity and long-term community stability. Protecting the viability of this facility is essential to sustaining Catholic education access for families across a broad rural catchment area.

Facility Condition and Functional Deficiencies

The facility is experiencing documented structural and foundation movement affecting the gymnasium, adjacent change rooms, and the southeast secondary entrance. These conditions present life-safety and asset-protection risks and are complex and costly to investigate and remediate, with potential for escalation if deferred. **Aging structural, mechanical, and building envelope systems have reached or exceeded their serviceable life**, significantly limiting the feasibility of incremental renovation and increasing the likelihood of system failure without substantial capital intervention.

Health, Safety, and Accessibility Impacts

Outdated washrooms, aging air handling units, and accessibility limitations do not meet current provincial expectations for inclusive and safe learning environments. These deficiencies increase operational risk and reliance on reactive maintenance.

Educational Programming and Catholic Mission Impact

Infrastructure constraints limit flexibility and the school's ability to support inclusive education, student well-being, and modern instructional programming across all grade levels

Site Readiness and Timing

The site is fully developed and ready for modernization within the 2026–2029 planning window.

Consequences of Deferral

Deferral will accelerate deterioration, increase life-safety risk, and significantly raise future capital costs while reducing the remaining service life of the facility. Total estimated deferred maintenance of approximately \$8 million.

5 Year
FCI
0.18%

2026–2029 Capital Priority

St. Marguerite Catholic School

Assesment Date: Oct. 29, 2017

Project Overview

St. Marguerite Catholic School is a K–4 elementary school in Spruce Grove experiencing sustained enrolment growth. The facility faces immediate life-safety and asset-protection concerns that significantly limit its ability to be renovated or expanded through incremental upgrades. A 2023 Facility Analysis identified combustible roof construction and the absence of full sprinkler coverage as critical constraints, materially increasing risk and limiting viable modernization options.

Community Context and Enrolment Pressures

Rapid population growth in Spruce Grove continues to place pressure on early-years capacity. St. Marguerite plays a key role in maintaining viable K–4 access, particularly as Grades 5–12 facilities in the area are already operating at or above capacity.

Facility Condition and Functional Deficiencies

The school's main entrance design presents supervision and safety concerns related to access control and sightlines. Aging mechanical systems, exterior windows, doors, and portable classrooms have reached or exceeded their serviceable life, contributing to inefficiency and escalating maintenance risk. **These conditions significantly limit the feasibility of phased renovation without substantial capital intervention, and increase long-term asset-protection risk.**

Health, Safety, and Accessibility Impacts

Overcrowding combined with building configuration limitations restricts access to specialized learning and support spaces. Life-safety risks related to combustible construction, lack of sprinkler coverage, and aging systems cannot be responsibly deferred.

Educational Programming and Catholic Mission Impact

Facility limitations place increasing strain on early-learning environments, reducing flexibility and impacting the ability to support high-quality, faith-based programming during foundational years.

Site Readiness and Timing

The site is positioned to support capital investment aligned with municipal development and growth timelines.

Consequences of Deferral

Continued deferral will elevate life-safety risk, worsen overcrowding, increase reliance on aging temporary spaces, and significantly increase long-term provincial costs. Total estimated deferred maintenance of approximately \$1.8 million.

Age of Facilities and System Lifecycle Status

Several Evergreen facilities, including St. Mary Catholic School, are aging buildings that have exceeded major lifecycle milestones. System components such as roofing, mechanical systems, and building envelopes require significant renewal to remain functional and safe.

Facility Condition Index (FCI) Summary

Most Evergreen facilities rely on infrequent Government of Alberta FCI assessments. Available data indicates that deferred maintenance costs have grown substantially due to inflation and aging infrastructure, with adjusted 2026 building and site values significantly higher than original assessed values.

Deferred Maintenance Overview

Deferred maintenance across St. Mary Catholic School and St. Marguerite Catholic School totals approximately \$9.8 million (2026 dollars). This includes approximately \$8 million at St. Mary Catholic School and \$1.8 million at St. Marguerite Catholic School.

Both facilities have exceeded major system lifecycle milestones, increasing vulnerability to accelerated deterioration, inflation-driven cost escalation, and unplanned emergency repairs. These figures represent the minimum investment required to maintain safe, functional learning environments and protect existing provincial assets.

Accessibility, Health & Safety Considerations

Both schools face documented accessibility deficiencies that do not meet current provincial expectations for inclusive education. Limitations include restricted barrier-free access, outdated washrooms, and aging layouts that reduce mobility, supervision, and equitable access to programming. Aging mechanical and air handling systems raise concerns related to ventilation, indoor air quality, system reliability, and occupant health, with increasing reliance on reactive maintenance. Outdated entrance configurations further constrain sightlines, access control, and emergency response capability, elevating operational and safety risk.

Consequences of Deferred Investment

Continued deferral will compound financial and operational risk while reducing the remaining service life of both facilities. As systems continue to age beyond their intended lifespan, maintenance costs will escalate due to inflation, accelerated deterioration, and increased reliance on emergency repairs that offer limited long-term value. Without timely investment, Evergreen will be forced into a reactive maintenance model, resulting in higher long-term provincial costs and increasing disruption to educational programming.

5 Year
FCI
7.53%

St Mary
Catholic School
Building

Assessment Date: Aug. 30, 2011

5 Year
FCI
0.18%

St Marguerite
Catholic School
Building

Assessment Date: Oct. 29, 2017

Evergreen Catholic Separate School Division is at a pivotal point where enrolment pressure, aging infrastructure, and escalating deferred maintenance converge to create increasing system risk. The capital priorities identified for St. Marguerite Catholic School and St. Mary Catholic School represent the most urgent pressure points within the Division and require timely provincial investment to prevent compounding financial, operational, and educational consequences.

At St. Marguerite Catholic School, sustained population growth in Spruce Grove has resulted in immediate capacity and safety pressures within a facility constrained by life-safety limitations and aging infrastructure. **Continued deferral will exacerbate overcrowding, restrict access to appropriate learning and support spaces, and increase supervision and safety risk during critical early-learning years.** Temporary operational measures cannot sustainably mitigate these pressures and will further erode educational quality if capital intervention is delayed.

At St. Mary Catholic School, the most urgent concern is the condition and reliability of aging infrastructure serving an entire community's K-12 population. **Accumulated deferred maintenance and documented system limitations increase the likelihood of building system failure and elevate health and safety risk.** As deterioration continues, the cost and complexity of intervention will escalate while the remaining service life of the facility declines, reducing the effectiveness and value of future investment.

Across both schools, continued deferral shifts the Division into a reactive position. Financially, this results in higher long-term costs driven by inflation, accelerated deterioration, and emergency repairs that offer limited return. Operationally, space constraints reduce flexibility and place additional strain on surrounding schools. Educationally, students and staff are asked to function in environments increasingly misaligned with enrolment demand, accessibility standards, and contemporary learning needs.

Evergreen has undertaken responsible planning, enrolment forecasting, and facility assessment to identify these priorities and has demonstrated readiness to advance approved projects within the 2026–2029 capital planning window. Provincial partnership at this stage is critical to mitigating risk, protecting existing infrastructure, and ensuring stable, high-quality Catholic education for students in both growing and established communities.

Deferring investment will not maintain the status quo; it will accelerate deterioration, increase risk, and magnify future costs. Addressing these priorities will stabilize Evergreen's broader infrastructure system and reduce cascading enrolment and facility pressure on surrounding schools. Strategic capital investment now represents the most fiscally responsible and educationally sound path forward.

