

Resolution of the Board of Directors: Alberta Advance Academy — Three-Year Capital Plan

Purpose: To approve the Alberta Advance Academy (AAA) Three-Year Capital Plan (dated March 31st, 2026) for submission to Alberta Education and, where applicable, Alberta Infrastructure, and to authorize administration to proceed with the associated funding requests and required supporting documentation.

Moved by: Mnajinder S Gill Seconded by: Mrs. Kulvinder Kaur Thiara

THAT the Board of Alberta Advance Academy approves the Three-Year Capital Plan (dated March 31, 2026) for the 2026–27 to 2028–29 planning period, including the identified priorities, preliminary budgets, and proposed funding requests;

AND THAT the Board authorizes Administration to submit the approved Three-Year Capital Plan and any required supporting documentation to Alberta Education and, where applicable, Alberta Infrastructure, and to make the associated funding requests for each priority item as outlined in the plan;

AND THAT Administration is authorized to proceed with necessary preparatory actions (e.g., consultations, cost estimates, site readiness materials, and program documentation) to support submissions, subject to ministry requirements and approvals.

Alberta Advance Academy (AAA) — 3-Year Capital Plan

Planning period: Year 2026 – 2029

Core drivers: Enrolment pressure and inadequate instructional area per student and funds are needed to perform renovations to renew current learning spaces.

1) Current context and need statement

AAA is operating under significant accommodation pressure. Using the ministry's K-12 instructional area factor of 3.69 m² per student and the existing facility drawings (gross 1,529.21 m²; instructional assumed at 80%), AAA estimates 1,223.36 m² of instructional area, or approximately 2.736 m² per student at 447 students. This is below the ministry target. Current enrolment pressure is already visible in the existing facility and in unmet demand for future entry. AAA therefore requires a temporary modular solution at the current site, a permanent new-school solution at the new site, and targeted renewal work at the existing facility. AAA's strategy therefore uses:

- a **temporary solution** (modulars at the existing site), and
- a **permanent solution** (construct a new school at the new site), plus
- **asset preservation** (renewals at the existing site).

Priority 1 — Modular Classrooms at Current Facility (Temporary Capacity Relief)

Objective: Relieve immediate accommodation pressure at the existing AAA campus through modular classrooms.

Status: A modular request was submitted in the November 2025 cycle and remains subject to ministry decision. If approved, the project will proceed through the standard modular workflow: confirmation of funded scope, site plan and prep-sheet approval, pre-tender package preparation, delivery and installation, commissioning, and updated area reporting.

Budget status: TBD pending ministry approval and pre-tender costing. Justification:

- Current instructional area per student is well below the manual's target; modulators are an appropriate **temporary** response, but a permanent solution is required.

Year 1 deliverables

- Confirm approval and funded scope (number/type of units, links, site works).
- Prepare site plan / prep sheets / consultant procurement package (per Infrastructure process).
- Schedule installation and commissioning to minimize disruption and support occupancy.

Budget status: TBD (pending ministry response / pre-tender costing).

Priority 2 — Permanent New K-12 School in Edmonton

Objective: Partner with Headway School Society and the Ministry of Education and Childcare to construct a permanent new school on land secured by Headway and zoned for school use by the City of Edmonton. Capacity objective: Accommodate 650 students

Enrolment Evidence

Enrolment and demand evidence: Current enrolment is 447. Historical enrolment has risen from 363 in 2022 to 448 in 2025. Projected demand is 447 in 2026, 484 in 2027, 575 in 2028, 650 in 2029, and approximately 800 in 2030. On this basis, the proposed school reaches practical capacity within three years and continued demand exceeds planned.

- **Current enrolment: 447**
- **Historical enrolment – (Headway Academy) (4-year):**
 - 2022: 363
 - 2023: 434
 - 2024: 445
 - 2025: 448
- **Projected enrolment (4-year):**
 - 2026: 447 (current enrolment)
 - 2027: 484 (63 on waiting list)
 - 2028: 575
 - 2029: 650
- **Impacted school(s):** Alberta Advance Academy (existing campus)

System capacity: No surplus capacity exists within the authority to accommodate enrolment growth

Charter Authority Construction Accelerator Pilot Program

It is AAA's intention to use the **4.2.2 Charter Authority Construction Accelerator Pilot Program** to expedite capital requests once the necessary steps have been completed and the project is prepared to move into the next phase. This will apply through the phases of **pre-planning, planning, design, and construction.**

Priority 2A — Pre-Planning + Planning (Year 1)

AAA is seeking funding from Alberta Education to support the construction of the new school. These items are listed below for the initial capital request.

Pre-Planning package (budget target: ~\$400,000)

- Value scoping: **\$120k**
- Broad level functional + engagement: **\$220k**
- Partnership development: **\$30k**
- Cost consultant (Class D): **\$30k**

Planning package (budget target: ~\$800,000)

- Site investigations: **\$450k**
- Functional/building planning + engagement: **\$220k**
- Cost consultant (estimate refinement): **\$60k**
- As-builts (existing facility): **\$70k**

Site readiness and partnership model

The City of Edmonton currently holds title to the proposed school site. Headway School Society has an agreement in place with the City to purchase the land for school development. The preferred structure is for Headway to retain ownership of the land and lease the site to AAA under a long-term arrangement that provides uninterrupted school control, subject to any real-property structure required by Alberta Education and Alberta Infrastructure. The site is zoned for school use and the City has confirmed its suitability for school development. Planning-stage work should therefore focus on site investigations, civil and servicing confirmation, access and staging review, and preparation of the functional and design package rather than on re-establishing basic site viability. The site is zoned for school use and the City has confirmed it is suitable for school development; AAA will provide municipal documentation and site readiness materials as required as part of the capital submission.

Priority 2B — Design (Year 1 or Year 2)

To support construction logistics and readiness, with cost to be updated after civil design and municipal servicing confirmation.

Design Estimate: \$1,856,000 allocated for professional design services associated with the project, to be refined as scope and project requirements advance.

Design timing: Year 1/2 – Dependent on Pre-Planning and Planning Stages Completion

Priority 2C — Construction (Years 2 and 3; 50/50 phasing)

Construction basis:

For working capital-plan purposes, use a 650-student high-school planning basis. Applying the ministry's 3.69 m² per student instructional factor yields approximately 25,817 sq ft of instructional area. Applying the draft's 25% non-instructional allowance yields approximately 6,454 sq ft of non-instructional area and an estimated gross area of approximately 32,271 sq ft. Using the Altus high-end Alberta secondary-school cost basis of \$575 per sq ft produces a hard construction estimate of approximately \$18.56 million, exclusive of site development and FF&E. On a 50/50 phasing assumption, this is approximately \$9.28 million in each of Years 2 and 3. Instructional area target: **2,398.5 m² or 25,817 sq ft**

- Non-instructional allowance (25%): **598.15 m² or 6,454 sq ft**
- Estimated gross area: **2,996.65 m² or 32,271 sq ft**

- Unit cost: **\$575/sq ft** (*Construction Cost Estimate from Altus Construction Guide*)
- Hard construction estimate: **~\$18.56M**
- Construction phasing: **50/50**
 - Year 2: **\$9.28M**
 - Year 3: **\$9.28M**

Priority 3 — Existing School Renewal

Objective: Improve learning environment and address deferred renewal needs at the existing AAA (lessee) facility.

Funding stream direction (as noted): 4.2.3.1 - Leasehold Improvement Funding. (Capital Manual (IMR & M&R)- Appendix E – item 3b))

Budget items

- Year 1 Flooring replacement and interior painting, Library / learning commons refresh (finishes, shelving, layout) **\$0.5M and \$0.2M respective - \$0.7M Total**
- Year 2 Roof replacement: **\$0.5M**
- Year 3 Parking lot resurfacing + lines: **\$0.4M**

3-Year Funding Request Summary

Year 1

- Priority 1: Modularity implementation (if approved): **\$TBD**
- Priority 2: Pre-planning package: **\$0.4M**
- Priority 2: Planning package: **\$0.8M**
- Priority 3: Existing site renewal: **\$0.7M**

Year 2

- Priority 2: Construction (50%): **\$9.28M**
- Priority 2: New School Design: **\$1.856M**
- Priority 3: Current site Renewals: **\$0.6M**

Year 3

- Priority 2: Construction (50%): **\$9.28M**
- Priority 3: Existing site Renewals: **\$0.4M**

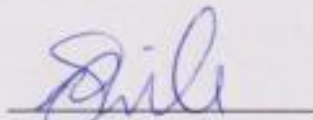
Alberta Advance Academy's Three-Year Capital Plan is submitted to support capital planning and funding requests and is **contingent on approval and available funding** from Alberta Education and, where applicable, Alberta Infrastructure. Project scopes, timelines, and budget estimates in this plan are **preliminary** and may be refined as enrolment projections, site readiness, design development, tender pricing, and ministry direction become available. Accordingly, this plan is **subject to change**. Any material amendments to priorities, scope, or budgets will be brought forward for **Alberta Advance Academy Board approval** through an updated, dated version of the Three-Year Capital Plan and recorded in Board minutes prior to resubmission or implementation.

Closing / record of decision

CARRIED on March 31st, 2026.

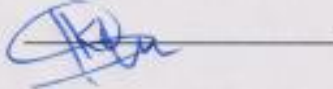
**Recorded in the Minutes of the Alberta Advance Academy Board meeting held on
March 31st, 2026.**

President: Manjinder Singh Gill



Date: March 31st, 2026.

Secretary: Kulvinder Kaur Thiara



Date: March 31st, 2026.