



CAPE Public Charter School
Three Year Capital Plan - Rationale
2026/27-2028/29

Introduction:

"We cannot always build the future for our youth, but we can build our youth for the future."
Franklin D. Roosevelt

Since its inception in 1994, it has been the focus of CAPE Public Charter School to provide our students with a foundation of skills and understandings which will enable them to fully engage their futures as positive and productive citizens. Further, it has been a commitment of CAPE to provide this programming in a way that financial considerations do not preclude anyone's attendance.

We have worked to accomplish this through pursuit of the twin goals of academic and personal excellence. We have pursued these goals through the delivery of an integrated curriculum that encourages students to consider the world with a sense of wholeness & interconnectedness, ensuring low student-adult ratios, and by supporting every student with a learning program that is specifically tailored to meet their individual learning needs.

For the past 30 years, CAPE has very successfully worked with an extremely diverse student population and achieved high levels of success in both goal areas. However, over the course of its history, CAPE's pursuit of its goals has been continuously hindered by inadequate physical space. As successful as CAPE has been, the time has come to address this matter and create a physical space in which CAPE can more fully, deeply and richly meet its Charter goals, a space that seamlessly supports its students' pursuit of academic and personal excellence, and a space that would allow CAPE to make more learning spaces available for those that need the type of supportive programming that CAPE offers.



Facility Deficiencies:

Noted below is a listing of shortcomings of the current CAPE facility. As we are intending to deepen our work around personal excellence, these shortcomings have been organized under headings denoting the characteristics of facilities that support student thriving.

1. Adequate Instructional Spaces

- a. Average classroom size in Alberta is approx. 76m²; current CAPE Classrooms
 - i. 5 @ 40-49m²
 - ii. 3 @ 50-59m²
 - iii. 5 @ 60-69m²
 - iv. 3 @ 70+m²
- b. At the minimum recommended area/student (3.42m²) CAPE's smallest classrooms should be 62m², but the majority of them should be at or above the average classroom size
- c. The one science lab is too small and improperly outfitted to support a more active, interactive and stimulating science environment. Also, it doubles as the school's meeting room.
- d. The significantly smaller classroom sizes in CAPE result in a number of challenges including:
 - i. very crowded spaces, particularly with the older students
 - ii. seating is dictated by what will fit rather than by what would work for students
 - iii. difficulties moving around in the spaces (safety)
 - iv. lines of sight for teacher demonstrations, displays, etc.
 - v. inadequate room for independent/individual work space
 - vi. no option to create breakout spaces for group work (supervision issues)
 - vii. overcrowding often results in an unpleasant (learning) environment, especially during the hotter months
 - viii. no room for breakout or quiet spaces within rooms which results in supervision issues if these are needed
 - ix. very little storage space

2. Health, Safety & Accessibility

- a. Overcrowded classrooms present unnecessary challenges for mobility challenged students and adults



- b. Overall, access to the learning spaces is quite good, except for the gym which must be accessed using a sometimes unreliable elevator or by going outside
 - c. Not all classrooms have windows and, in some that do, the windows do not open to allow the flow of fresh air
 - d. VERY poor temperature control throughout the facility
 - e. Hallways are quite narrow and made narrower by lockers. This results in student flow issues especially during break times.
 - f. No boot rooms result in significant amounts of water and dirt in the hallways
 - g. Some rooms have skylights which allow natural light, unfortunately, there is no means to control the lighting when the rooms need to be darkened or have some areas shaded for student work.
 - h. No student drop-off zone (other than on the street)
3. Athletic and Recreation Areas
- a. As noted above, the gym is very tight and has no room for spectators at event
 - b. Extremely limited space between court lines and walls in the gym
 - c. 1 very small playground. Even with staggered breaks, it is quite crowded resulting in safety and supervision issues.
 - d. NO GRASSY FIELD!!! (or even access to one)
 - e. Very limited space for outdoor courts and games
 - f. No space for treadmills, etc., or other exercise equipment; no cardio area for students who would benefit from access to such equipment
 - g. No outdoor space for environmental instruction
4. Space for Specialized and Enrichment Programming
- a. No spaces where 2+ classrooms could come together for collaborative work
 - b. No space for sensory room for a large number of students on the spectrum
 - c. No space for quiet room for students to work/decompression space
 - d. No access to practical arts programming
 - e. No room for fine arts programming
 - f. No space for digital arts programming
 - g. Lack of performance area or room for a stage (Note - This year's drama production had to be canceled due to inability to access a performance space in the community)
 - h. There is a small two-station kitchen which allows for some limited food preparation



- i. Lack of pullout rooms to work with students requiring more intense one-one supports
- j. The 2 small breakout rooms that are available are in the admin area where none of the walls are soundproof; further they are insufficient to meet the demand for such spaces

NOTE: Each year, due to the combined impacts of #3 & #4, CAPE loses approximately 10 students directly as a result of their desire to access specialized programming and/or athletics programs that are not available at CAPE due to the limitations of the facility.

5. Teacher & Staff Spaces

- a. No dedicated, reasonably accessible space for teacher preparation, relaxation
- b. Inadequate parking - 21 spaces + 3 handicapped spaces for 41 staff (no room for visitors except out on the street)
- c. No rooms available for teacher meetings when private meetings are required
- d. Upstairs administration offices are VERY dreary and have no natural light

6. Community and Collaboration Spaces

- a. No flexible, multi-use space(s)
- b. No large room with large table, TV, interactive whiteboard, etc., for public, board, staff, or other meetings
- c. As noted above, lack of collaborative space for staff
- d. Lack of collaborative areas for students
- e. No student gathering areas
- f. No prayer space for students requiring such
- g. No First Nations dedicated space
- h. Lack of display space for student work
- i. Lack of privacy in Admin offices

7. Library & Resource Centres

- a. The Learning Commons is well-used but quite small (approx. 100m²?)
- b. No areas for parent/community information
- c. Inadequate space for storing teacher resource materials

8. Aesthetics

- a. As noted above, very limited display space
- b. The overall limited space does not allow for many natural plants



- c. The school is “white” with very little provision for other colours.
- d. It has been noted by many visitors that the school has an institutional feel.
- e. Overall, there is little natural light

Summary:

The renovation described in the following pages would address a number of the most pressing issues with respect to instructional spaces and would certainly result in an improved learning environment for CAPE students. Unfortunately, it would leave a number of significant issues still on the table. These include:

1. No collaborative work spaces for students or staff
2. No sensory room
3. No quiet/decompression room
4. No prayer room
5. No First Nations space
6. No fine arts spaces
7. No performance space(s)
8. Inadequate practical arts space
9. Lack of pull-out rooms for individual work with students
10. Lack of natural lighting and air flow
11. Climate control issues, poorly insulated rooms
12. Very narrow hallways
13. Inadequate gym facility
14. Lack of exercise space
15. No outdoor playing field
16. Insufficient playground space
17. No boardroom/community meeting space
18. No indoor student gathering area
19. Insufficient storage space
20. Lack of student drop-off space
21. Inadequate parking lot space
22. No private/meeting spaces

In spite of an overall improvement, failure to address these issues would mean that CAPE Public Charter School would still face significant challenges in meeting its Charter goals to the fullest extent possible. Further, it would mean that CAPE students would continue to pursue their learning in a facility that is noticeably below today's acceptable standard for learning spaces.

CAPE Public Charter School

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Accordingly, the Capital Plan outlined in these pages should be considered as merely the first part of a more comprehensive plan to address historic facility issues. While the project described in these pages would be a “better than nothing” option, it is clear that it is far from adequate.

Looking Forward:

We are currently waiting to engage in a value scoping process. Once that is complete, we will be submitting a more comprehensive *CAPE Public Charter School Project Proposal* that will present facilities options for the future of CAPE Public Charter School. This Plan is intended to address those things that have historically made it very challenging for CAPE to fully meet its commitments to its students, to provide those students with a quality learning environment, and to create the potential to accommodate future growth and make the benefits of CAPE’s unique programming available to more students who would benefit from such access.



ACADEMIC YEAR: 2025-2026		JURISDICTION: CAPE-Centre for Academic and Personal Excellence Institute						SITE: CAPE	
Admin Space Upgrade	Provincial Support							Local Capital Building Reserves	Local & Other Contributions
	Furniture & Equipment	Site Development	Project Coordination	Construction Costs Plumbing/ Electrical/ Carpentry	Project Expenses	Consulting Fees @ 12%	Contingency @ 10%		
Soundproofing	N/A	N/A	\$2,836	\$128,900	\$2,836	\$17,840	\$12,890	NIL	NIL

During the initial modernization of the CAPE facility, soundproofing of the admin spaces was discussed at length and requested vehemently. Unfortunately, while a strong rationale was provided, that did not happen.

We now have light visible at the top of the wall between one office and another and walls that provide very little sound barrier. As a result, conversations that should be private can be heard clearly from adjacent rooms and from the hallway, even with the doors closed.

This is a problem as private, sensitive conversations are routinely held in these offices which are co-located with our breakout rooms where students come for testing, therapy, 1-1 work, etc.

ACADEMIC YEAR: 2025-2026		JURISDICTION: CAPE-Centre for Academic and Personal Excellence Institute						SITE: CAPE	
Admin Space Upgrade	Provincial Support							Local Capital Building Reserves	Local & Other Contributions
	Furniture & Equipment	Site Development	Project Coordination	Construction Costs Plumbing/ Electrical/ Carpentry	Project Coordination	Consulting Fees @ 12%	Contingency @ 10%		
Conversion of Staff Room to Office (A107) & Classroom to Staff Room (CL111)	N/A	N/A	\$400	\$18,300	\$400	\$2,530	\$1,830	NIL	NIL

Partially completed - The staff room has been physically relocated, however, the room still requires appropriate finishing to serve as a functional staff room/meeting room. This has created office space for the Social Media/Marketing Manager.

(Previous Plans - We currently have 2 student break out spaces, 3 offices (1 principal, 2 vice-principals), 1 counselling office, 1 Literacy Support office, 1 Director of Student Services/Educational Psychologist with observation room. 1 student break out space was lost to accommodate the 1 vice-principal.

In this area we also have a staff room, 22.13m². Currently our staff numbers 41. The staff room is inadequate to support such a large staff and, because of its location, is not private enough to facilitate staff conversations due to the issues described in the “Soundproofing” segment above.

Moving the staff room to another location would allow for the space to be converted to an office to accommodate a much-needed additional student breakout room. The new staff room location is much more private with separate access from a hallway distinct from the administration. It is also a much larger space (79.66m²) and could potentially serve as a larger meeting space.

This shift will require the loss of a much needed classroom, but the room is dysfunctional for that use as it is too narrow and too small to accommodate even our capped Junior High classes.)

ACADEMIC YEAR: 2026-2028		JURISDICTION: CAPE-Centre for Academic and Personal Excellence Institute						SITE: CAPE	
Addition of Instructional Spaces	Provincial Support							Local Capital Building Reserves	Local & Other Contributions
	Furniture & Equipment	Site Development	Project Coordination	Construction Costs Plumbing/ Electrical/ Carpentry	Project Coordination	Consulting Fees @ 12%	Contingency @ 10%		
Courtyard Build-in	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Nil	Nil

(Note - We have submitted initial drawings to the architect and are waiting for schematics and cost estimates. These will be submitted as soon as they are available.)

The current courtyard will be built-in with a two-story instructional space that will include:

Ground Floor:

- small gym
- art room
- performance area
- storage room
- meeting/multi-purpose room

Second floor:

- 4 classrooms

This addition will address a number of deficiencies in the current facility. First, it will provide us with much needed additional instructional classrooms. Second, it will provide more gym space thereby making it possible to increase the amount of time all students have to engage in physical activity. Third, the addition of an art room and presentation space, will allow CAPE to begin to address the needs of those students who have an interest in the Fine Arts.

ACADEMIC YEAR: 2028-2029		JURISDICTION: CAPE-Centre for Academic and Personal Excellence Institute						SITE: CAPE	
Classroom Right-Sizing	Provincial Support							Local Capital Building Reserves	Local & Other Contributions
	Furniture & Equipment	Site Development	Project Coordination	Construction Costs Plumbing/ Electrical/ Carpentry	Project Coordination	Consulting Fees @ 12%	Contingency @ 10%		
Redesign of Rooms 106, 107, 108	N/A	N/A	\$1,420	\$64,700	\$1,420	\$8,960	\$6,470	NIL	NIL

Average class area in Alberta is 76m²

Current size R106: 47.27m²

Current size R107: 48.63m²

Current size R108: 47.27m²

As currently configured, these rooms present many deficiencies in terms of commonly accepted good instructional practice and space. For instance, there is no space for a reading centre/area rug in any of the rooms, no space for centres, inadequate space for individual student work, students cannot turn to see the teaching board, students are sitting so close to the door that one needs to be careful not to walk into their desks, one student moving causes others to be bumped, moving a chair is a treacherous endeavour, the environment can become quite uncomfortable, especially during warmer weather.

Re-designing the three spaces into two spaces so each would be 75m² would make these rooms more functional, students could move more easily and safely, the teaching wall would be more readily visible, etc. These two spaces would still be below the Alberta average but would provide a significant improvement in the student learning environment..

This would cause us to lose one teaching space which would be replaced via additional classroom space gained through the courtyard build-in.

ACADEMIC YEAR: 2028-2029		JURISDICTION: CAPE-Centre for Academic and Personal Excellence Institute						SITE: CAPE	
Classroom Right- sizing	Provincial Support							Local Capital Building Reserves	Local & Other Contributions
	Furniture & Equipment	Site Development	Project Coordination	Construction Costs Plumbing/ Electrical/ Carpentry	Project Coordination	Consulting Fees @ 12%	Contingency @ 10%		
Redesign of Rooms 101, 102, 103	N/A	N/A	\$2,000 (est.)	\$85 000 (est)	\$1,500	\$11,000 (est.)	\$9,000 (est.)	Nil	Nil

Average class area in Alberta is 76m²
Current size R101: 63.48m²
Current size R102: 69.52m²
Current size R103: 55.47m²

(Note: This section contains the addition of a mailroom which was not included in the original submission. Accordingly, the figures are estimates until we receive updates from the architect.)

Re-designing these three spaces into two kindergarten rooms, each of which would be approximately 80m², and a mailroom would address a number of significant issues. First, the rooms would both be of sufficient size to allow for reading and group work areas as well as learning centres while still retaining sufficient space for ease of movement. Further, this would allow the installation of cubbies in the rooms so that the smaller students would not be in the very narrow hallways when junior high students are moving through them. Finally, creating a mailroom would mean that deliveries could be made to a secure area with the result that they would not need to be stored in the narrow hallways until they are processed.

This would cause us to lose one teaching space which would be recovered through the courtyard build-in.

TIMELINE

1. Summer 2025

Soundproofing of Admin Spaces

2. September 2025 - June 2026

2.1 Finish conversion of Staff Room (A107) to Office & Classroom (CL111) to Staff Room
This will temporarily eliminate 1 classroom/teaching space

2.2 Complete planning of courtyard build-in.

3. Summer 2026-June 2028

3.1 Complete courtyard build-in. This would provide us with the necessary classroom spaces to accommodate classes displaced during the classroom right-sizing work.

3.2 When ready, relocate classes and programs to newly completed spaces.

3.3 Move classes from rooms to be right-sized to newly vacated spaces.

4. Summer 2028-June 2029

4.1 Right-sizing of Rooms 106, 107, 108

4.2 Right-sizing of Rooms 114, 115, 116

4.3 Right-sizing of Rooms 101,102,103

SCOPE:

1. Ensure privacy in the administration area.
2. Ensure staff room is larger to accommodate more staff and ensure privacy.
3. Resize classrooms so that those which are currently oversize and undersize are as close to provincial average sizes as possible.
4. Add an art room
5. Add a multipurpose room.
6. Add small gym/presentation space
7. Add 2 total new instructional spaces
8. Add storage room and mail room

FINISHED SCHOOL:

17 teaching spaces

Learning Commons

Art Room

Multipurpose room

Science lab

Large Gym

Small Gym

Kitchen

Staff room

PE Office

Sick room

Two (2) storage spaces

Server room

School Support Office Space

Site Admin area:

Principal
Vice Principal 1
Vice Principal 2
Director of Student Services
Counselling with observation room
Literacy Support
Social Media/Marketing Manager (0.5 fte)
2 Student Break Out Spaces

Jurisdiction space:

Secretary-Treasurer
Facility Manager
Executive Assistant
Superintendent

CAPE 3-Year Capital Plan
Projected Enrolment

	2025-2026	2026-2027	2027-2028	2028-2029
Class Structure	Projected Enrollment	Projected Enrollment	Projected Enrollment	Projected Enrollment
K	18	18	18	18
K / 1	18	18 (K)	18 (K)	18 (K)
Grade 1	18	18	18	18
Grade 1		18	18	18
Grade 2	20	20	20	20
Grade 2 / 3	20	20	20	20
Grade 3	20	20	20	20
Grade 3			20	20
Grade 4	22	22	22	22
Grade 4/5	22	22	22	22
Grade 5	22	22	22	22
Grade 6/7	24	24	24	24
Grade 6/7	24	24	24	24
Grade 7/8	24	24	24	24
Grade 8	24	24	24	24

Grade 8/9	15	18	18	18
Grade 9	24	24	24	24
Total Enrolment	315	336	356	356
Certificated Staff	17	18	19	19
Educational Assistants	10	10	10	10
Admin	4.5	4.5	4.5	4.5
Student Services	1.5	1.5	1.5	1.5
Admin Assistants	3.5	3.5	3.5	3.5
Teaching Spaces Required	17	17	17	17
•Teaching Spaces Available	17	17	17	17
••Admin Spaces Required	4.5	4.5	4.5	4.5
Admin Spaces Available	5	5	5	5
Student Break Out Spaces Required	3+	3+	3+	3+
Student Break Out Spaces Available	2	2	2	2

Counselling Office Required	1	1	1	1
Counselling Office Available	1	1	1	1
Parking Accommodations Required	minimum 41	minimum 41	minimum 41	minimum 41
Parking Accommodations Available	29 +3 handicap spaces	29 +3 handicap spaces	29 +3 handicap spaces	29 +3 handicap spaces
<p>• 1 classroom (Rm 111) is 79.66m² - good size but broken into two parts, one unusable as a teaching space and the other too narrow and small.</p> <p>• An average Alberta classroom is 76m², therefore, 5/17 (29.4%) are comparable to the provincial average and 12/17 (70.6%) are smaller. Classroom floor space of the below average spaces range from 47.03m² to 71.39m².</p> <p>•• This does not include jurisdiction space</p>				

March 26, 2025 CAPE Board of Directors Meeting - Motion to approve Three-year Capital Plan as presented on March 26th, by Syed Naqvi, and seconded by Barry Finkelman.