

# BLIMS Projects - Web Access for Capital Plan Submission

## WAP1000 Detailed Report

Printed: May 17, 2023 01:29 PM

### The Buffalo Trail School Division (1155)

#### 14478 - Wainwright Elementary Replacement

**Capital Plan Submission Year:** 2023/2024 (GOA)

**Capital Program:** School Facilities

**Submission Status:** Submitted

**Title:** Wainwright Elementary Replacement

**Key Driver(s):** Health / Safety

**Project Sub-Category:** New - Replacement Facilities

**Client Name:** The Buffalo Trail School Division (1155)

**Client Ranking:** 1

**Original Capital Plan Submission Year:** 2023/2024 (GOA)

**Client File#:**

**Client Asset Id:**

**School Facility Name:** WAINWRIGHT ELEMENTARY SCHOOL (F0388)

**Location:** WAINWRIGHT

**Constituency:** Vermilion-Lloydminster-Wainwright

**Backlog?:** No

**Description:** • The construction of a new, 500 capacity, K-6 Replacement School on a new site. This replacement project was originally identified by Alberta Education in the "Schools for Tomorrow" document dated November 2006 - a comprehensive, 5-year school infrastructure plan with recommendations for student spaces in the right places.

- Demolition of the existing school upon completion of the new replacement school.
- The jurisdiction has a 8-10 acre site available on school reserve land.

**Reason:** • Health and safety as a result of demonstrated structural, foundation, and site issues.

(Project benefits)

- Facility age and condition including the replacement of mechanical and electrical systems.
- Program requirements are hindered by the existing facility's ability to deliver education to students.
- Low utilization that supports right-sizing. Wainwright Elementary School accommodates students in grades K-6. The school has a net capacity of 652 student places, an adjusted enrollment of 394 students, and is 60% utilized.
- The original school was built in 1950 with additions in 1956, 1957, 1961, 1984 and a modular addition in 1982. The 1961 section was modernized when the 1984 section was added. The 1950 section was modernized in 1985 and the 1957 and 1958 sections in 1986. Two stand-alone modulars were added in 2010 (childcare modulars).
- The existing site's surface is very flat with a high water table causing many issues with the foundation and water penetration. Also, the site is compromised as only staff parking is provided on the site and all bus traffic and student drop off is on the surrounding streets. Forty-one parking stalls are currently provided and 45 are required to meet the town's bylaws. Playing fields are a safety concern due to the proximity of the surrounding roads including Main Street. Consequently, a new site is a key factor in the requirement to replace the school.
- A modernization would be very substantial as the majority of the building requires extensive upgrading to replace the mechanical system that dates back to 1986, as well as electrical upgrades necessary to meet code requirements.
- The 1950 and 1961 sections are wood frame construction located in an area with a high water table. These sections are constructed over a dirt crawl space. The high water table causes water to collect and pool which is visible after a substantial rain and these issues have severely deteriorated the concrete foundation walls and also, in sections of the concrete basement, the water has penetrated the foundations over the years and caused the concrete to spall.
- The last modernization to the school was in 1986. The interior and exterior finishes need to be upgraded.
- Many parts of the roof have issues. Specifically areas with a sloped metal roof without a gutter system/snow guards which causes ice issues and a safety concern despite the fencing to protect staff and students.
- The school is not barrier-free and requires many code upgrades, such as fire separations in the crawl space and basement.
- A report dated 2018 indicates that the concrete piers in the crawl space were deteriorated and recommended repairs or decommissioning. They recommended further that while the decision was being made as to whether to replace or repair, the structure should be temporarily shored and regularly inspected to monitor the condition of the structure and minimize the possibility of structural collapse. The recommended shoring was completed as a temporary solution. It has now been three years and while additional shoring, again as a temporary solution, can be undertaken, a long-term solution is required urgently (Reports attached).
- The school is very sprawled out which is no longer typical in modern school design and the dated administration area has minimal views of the front entrance. These two components make supervision difficult and are security concerns.
- Most classrooms are dated and in poor condition. The washrooms need to be upgraded and renovated to create barrier-free and gender neutral options and a fully accessible handicapped washroom with a shower. The ancillary/music room has T-bar ceilings, acoustic block walls, carpeted flooring (2005-2006). The gym is undersized and the ceiling height is restrictive. The small dated kitchen has one sink, stove, and fridge and is used to prepare hot lunches. There is no wrap around space. The special ed room is used as a pull out space. The library is very dated.

**Consequences:** • The school is 70+ years old and has documented structural, foundation, and site issues that are immediate health and safety concerns.

(Implication for delaying project)

- The school jurisdiction has examined all options for accommodating the Wainwright Elementary School students; however, the high school is the only other public school in Wainwright and is not a viable option due to its capacity.
- A new, smaller replacement school will increase utilization and will continue to remain viable, as it is the only public elementary school in Wainwright.

- A new replacement school designed and built in accordance with Alberta Education's Design Standards would ensure appropriate modern spaces are available for staff and students and accommodate today's educational teaching and learning practices which require space which are flexible, adaptable, and multi-purpose including; moveable walls, informal teaching pods, group learning areas, creative studios and maker spaces, as well as barrier-free and gender neutral washrooms and wrap around space.
- Additionally, as this is a rural school, the community would benefit as it would provide a place for the community to engage in life-long learning opportunities.
- The request for the Wainwright Elementary Replacement School has been the jurisdiction's number one priority for several years.
- With the architectural, structural, mechanical, and electrical systems that are nearing the end of their design life and a demolition of a portion of the school to support right-sizing, complicated by the site issues and constraints, a major modernization of Wainwright Elementary School would exceed the modernization threshold of 75% and support a replacement school.

**Change in Capacity:** • A smaller 500-capacity replacement school would decrease the existing capacity by approximately 152 student places and increase the current low utilization of 60% to approximately 78%.  
 (For Learning and PSI this should be the change in enrollment capacity. • Change in Capacity: -152 student places.

For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)

**Gross Area M2:**

**Preservation Area M2:** 0

**New and Expansion Area M2:** 4150

**Demolition Area M2:** 5630.26

**Full Load Equivalent (FLE):**

**Funding Details for Cost-shared Projects:**

**P3 Potential?:**

(Is there a potential for this project to be funded as a public-private partnership? Please specify.)

**P3 Project:** Not Applicable

**P3 Supported by Client Group:** Not Applicable

**Scheduled Start Date:** 2022/09/01 ( 2022/2023 GOA )

**Estimated Completion Date:** 2024/01/01 ( 2023/2024 GOA )

**Schedule / Comments:**

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 Last updated by: EXTERN\JENNIFER.FALLE 2022/04/21 10:45:53AM

**Budget**

<b>Total Project Cost (TPC):</b>	\$18,073,043.86
<b>Total Provincial Support (TPS):</b>	\$18,073,043.86
<b>Other Alberta Government Funding:</b>	\$0.00
<b>Alberta Infrastructure &amp; Transportation Funding:</b>	\$18,073,043.86
<b>Other (Federal, Private) Funding:</b>	\$0.00

**Budget Details**

Budget item	Cost	Description
Building Construction and Site Development :	\$15,777,000.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$1,049,029.00	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$305,000.00	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$657,400.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$0.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$0.00	Amount of funding provided for items not covered by the above components.
<b>Sub-total:</b>	<b>\$17,788,429.00</b>	Sub-total of funding for all items above.
Non-Refundable GST :	\$284,614.86	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
<b>Total Project Cost:</b>	<b>\$18,073,043.86</b>	Sum of the funding for all items above.

**File Attachments**

File Name	Description
Wainwright Elementary Facility Review.pdf	
Site Readiness Gated Checklist Wainwright Elementary.pdf	

**Contacts**

<b>Primary Contact</b>
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# BLIMS Projects - Web Access for Capital Plan Submission

## WAP1000 Detailed Report

Printed: May 17, 2023 01:30 PM

### The Buffalo Trail School Division (1155)

#### 14479 - Provost Replacement School

**Capital Plan Submission Year:** 2023/2024 (GOA)

**Capital Program:** School Facilities

**Submission Status:** Submitted

**Title:** Provost Replacement School

**Key Driver(s):** Health / Safety

**Project Sub-Category:** New - Replacement Facilities

**Client Name:** The Buffalo Trail School Division (1155)

**Client Ranking:** 2

**Original Capital Plan Submission Year:** 2023/2024 (GOA)

**Client File#:**

**Client Asset Id:**

**School Facility Name:** PROVOST PUBLIC SCHOOL (F0397)

**Location:** PROVOST

**Constituency:** Drumheller-Stettler

**Backlog?:** No

**Description:** • The construction of a new, 500 capacity, K-12 Replacement School on the existing site.  
(Project scope) • Demolition of the existing school, with the retention of the existing gymnasium built in 2002, upon completion of the new replacement school.

**Reason:** • Health and safety as a result of demonstrated structural, foundation, and site issues.  
(Project benefits) • Remediation of the site issues can only be achieved with a structural slab foundation and this cannot be provided in the modernization of the existing school.

- Facility age and condition including the replacement of mechanical and electrical systems.
- Program requirements that impede the ability to deliver education to students.
- Low utilization that supports right-sizing. Provost Public School accommodates students in grades K-12. The school has a net capacity of 568 student places, an adjusted enrollment of 336 students, and is 59% utilized.
- The original school was built in 1959 with additions in 1966, 1970, 1986, 1993, and 2003. The school was modernized in 2003.
- The school is built on swelling clay and has severe structural issues.
- Surface drainage is an issue due to the fact that existing site's surface is very flat on the west side and elevation of the main floor is lower than 47 Street to the west and 43 Ave to the north. This causes the water to drain towards the school creating many issues with the foundation and water penetration. Also, despite the large size of the site, it is congested, the playing fields are poorly located, and there is a shortage of staff and student parking.
- There is a storm system in the town and storm grates but no storm inlets on the school site and consequently all surface water drains to the gutters on the south and east sides of the site. This results in standing water around the building with particular issues on the south-west corner and west side of the school.
- The primary concern is the movement of the concrete slab through the school. The majority of the movement is in the original 1959 building; however, movement is also occurring in the 1966 and 1970 additions. This ongoing issue has resulted in significant cracking in masonry walls, movement in floors, cracking of windows, damage to millwork, and damage to doors and ceilings.
- Floating tiles have been installed at the front entrance to help reduce the cracking.
- The front doors are auto-operating and have to be planed down each year.
- Rainwater seeps under the courtyard area causing major heaving and swelling.
- As outlined in the structural report dated February 2021, addressing the movement in the floor slab would require the removal and replacement of the slab on grade with a structural slab solution which would impact a large percentage of the building, which is cost prohibitive (report attached).
- The site's circulation is congested with busses and parent vehicles which is a safety concern and there is limited parking for staff and students on site especially during peak times when it becomes necessary to park on the grass of the playing field to the east.
- Additionally, the location of the playing fields to the east requires students to cross the road to access these playing fields, which is a significant safety issue.
- Due to the numerous expansions over the years, the school is very spread out. It has created hidden areas around the school that are issues for the supervision of students. Also, there are a number of interior instructional spaces with no access to natural light.
- In addition to the issues associated with the existing buildings foundation, and the aging building components which are reaching the end of their life cycles, there are many functional and program requirements to be addressed. The school is 61+ years old and its design and layout reflect another era and very different educational times.
- There is no fully accessible handicapped washroom.
- There is currently only one gathering space. The difference in age requires additional gathering spaces for each division. There are limited opportunities to accommodate modern learning and teaching with only one gathering space and no multipurpose space to promote flexible, adaptable, and interactive learning.

**Consequences:** • The school is 61+ years old and has documented structural, foundation, and site issues that are immediate health and safety concerns.  
(Implication for delaying project) • Although the school is currently much larger than necessary to accommodate current enrollment, the lack of instructional space and 21st century learning opportunities prohibits the ability to meet programming requirements and the jurisdiction's policy to provide a "welcoming, caring, respectful, and safe learning environments."  
• There are no other options for accommodating students in Provost.

- A new, smaller replacement school will increase utilization and will continue to remain viable as it is the only public school in Provost.
- A new replacement school designed and built in accordance with Alberta Education's Design Standards would increase programming functionality and ensure appropriate modern spaces are available for staff and students and accommodate today's educational teaching and learning practices which require spaces which are flexible, adaptable, and multi-purpose including; moveable walls, informal teaching pods, group learning areas, creative studios and maker spaces, as well as barrier-free and gender neutral washrooms and wrap around space.
- Additionally, as this is a rural school, the community would benefit as it would provide a place for the community to engage in life-long learning opportunities.
- Based on the costs associated with remediation of the slab on grade, in addition to replacing major mechanical and electrical systems at the end of their life cycle and the interior reconfiguration of space to provide better programming opportunities, the cost of a modernization would exceed the modernization threshold of 75% and supports a replacement school.

**Change in Capacity:** A smaller 500 capacity replacement school would decrease the existing capacity by approximately 68 (For Learning and PSI this should be the student places and increase the current low utilization of 59% to approximately 67% change in enrollment capacity. • Change in Capacity: -68 student places.

For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)

**Gross Area M2:** 4644

**Preservation Area M2:** 758

**New and Expansion Area M2:**

**Demolition Area M2:** 3886

**Full Load Equivalent (FLE):**

**Funding Details for Cost-shared Projects:**

**P3 Potential?:**

(Is there a potential for this project to be funded as a public-private partnership? Please specify.)

**P3 Project:** Not Applicable

**P3 Supported by Client Group:** Not Applicable

**Scheduled Start Date:** 2025/01/01 ( 2024/2025 GOA )

**Estimated Completion Date:** 2025/09/01 ( 2025/2026 GOA )

**Schedule / Comments:**

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## Budget

<b>Total Project Cost (TPC):</b>	\$20,716,173.96
<b>Total Provincial Support (TPS):</b>	\$20,716,173.96
<b>Other Alberta Government Funding:</b>	\$0.00
<b>Alberta Infrastructure &amp; Transportation Funding:</b>	\$20,716,173.96
<b>Other (Federal, Private) Funding:</b>	\$0.00

## Budget Details

Budget item	Cost	Description
Building Construction and Site Development :	\$18,111,600.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$1,177,215.00	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$344,120.00	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$657,000.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$100,000.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$0.00	Amount of funding provided for items not covered by the above components.
<b>Sub-total:</b>	<b>\$20,389,935.00</b>	Sub-total of funding for all items above.
Non-Refundable GST :	\$326,238.96	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
<b>Total Project Cost:</b>	<b>\$20,716,173.96</b>	Sum of the funding for all items above.

## File Attachments

File Name	Description
Provost Existing Facility Review - Feb 2021.pdf	
Site Readiness Gated Checklist Provost.pdf	

## Contacts

**Primary Contact**

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# BLIMS Projects - Web Access for Capital Plan Submission

## WAP1000 Detailed Report

Printed: May 17, 2023 01:31 PM

### The Buffalo Trail School Division (1155)

#### 14480 - Kitscoty - Blackfoot Solution

**Capital Plan Submission Year:** 2023/2024 (GOA)

**Capital Program:** School Facilities

**Submission Status:** Submitted

**Title:** Kitscoty - Blackfoot Solution

**Key Driver(s):** Economic growth

**Project Sub-Category:** Expansion - Studies

**Client Name:** The Buffalo Trail School Division (1155)

**Client Ranking:** 3

**Original Capital Plan Submission Year:** 2023/2024 (GOA)

**Client File#:**

**Client Asset Id:**

**School Facility Name:** KITSCOTY ELEMENTARY SCHOOL (F0368)

**Location:** KITSCOTY

**Constituency:** Vermilion-Lloydminster-Wainwright

**Backlog?:** No

**Description:** A Value Scoping Session to examine all options for the accommodation of students in the Kitscoty and Blackfoot communities and develop the best strategy for accommodating current and anticipated enrollment growth and the retention of students in these communities.

**Reason:** Kitscoty Elementary School  
(Project benefits) • Kitscoty Elementary School accommodates grades 1-6, has an adjusted enrollment of 307 students, and is 83% utilized.

- The school was built in 1947 with additions in 1956, 1963, and 1985.
- The school has not been modernized since 1985 and is very dated.
- The administration area is located a distance from the main entrance and there is no view of the front entrance which is a security concern.
- The library is shared by the town and open to the public. The library is sunken and there is ramp access to the library from the school but not the public entrance. Additionally, there is an area in front of the public entrance that has sunk and has drainage issues.
- The school has several staircases and is not barrier-free.
- There are no washrooms on the second level of the school and its difficult to accommodate special needs students. There is no CTF space with the exception of one maker space.
- Breakout space is limited in the school and there is no gathering space except for the Learning Commons.
- There are two waves of five busses and there is not a lot of room on the site. Students must cross bus lanes and staff parking which is a safety concern.
- In comparison to Alberta Education's Guidelines for a 350 capacity K-6 school, Kitscoty Elementary School is over in area by 580 m<sup>2</sup>. The regular classrooms are over in area by 419 m<sup>2</sup>; however, ancillary space is short by 192 m<sup>2</sup>, the gymnasium by 54 m<sup>2</sup>, administration by 58 m<sup>2</sup> and wrap around space by 20 m<sup>2</sup>.

Kitscoty High School

- Kitscoty High School accommodates grades 7-12, has an adjusted enrollment of 280 students, and is 79% utilized.
- The school was built in 1984 and is dated in many areas.
- Mechanical and electrical are original.
- There is no fully accessible handicapped washroom.
- The school is programmed as a "Hockey School."
- The administration area has no view of the front entrance and the school's design does not allow for the ability to lock off areas, which creates a safety concern.
- The gymnasium due to its central location cannot be locked off for after school use.
- Only the Home-Ec area was upgraded in 2013. It has five stations, as well as a classroom area. It is also used as a servery for the daily Hot Lunch program.
- The Learning Commons area, which includes a small maker space, was updated in 2018 and is the only "collaborative work space" in the school.
- There is no gathering space. Seating areas are provided in the hallways outside of the gymnasium and servery and consequently the corridors are very cramped and congested.
- There are few breakout and collaboration areas for modern learning.
- In comparison with Alberta Education's Guidelines for a 350, 7-12 junior/senior high school, the school is slightly larger than recommended with two CTS areas as opposed to one. The school is short 98 m<sup>2</sup> in regular classrooms, 83 m<sup>2</sup> in ancillary space, and 98 m<sup>2</sup> in gymnasium space. It is short 7 m<sup>2</sup> in administration area and 20 m<sup>2</sup> in wrap around space.
- The school's design is more suitable to an elementary school, not a junior/senior high school.

**Consequences:** • Census information indicates an increase in the population of Kitscoty and additionally a significant increase in the population of the Blackfoot area. Therefore, for planning purposes it is anticipated that enrollment will increase.  
(Implication for delaying project)

- The increase in the populations over the past number of years in the Kitscoty and Blackfoot areas has occurred as the City of Lloydminster continues to grow and expand. Rural communities in close proximity to Lloydminster, Kitscoty located 20 km west and Blackfoot located 10 km west, have experienced spin-off growth as they offer more affordable housing options. Blackfoot has recently opened up a new residential area to accommodate recent and anticipated continued growth.
- School age children in Blackfoot are bussed either to Kitscoty or out of the jurisdiction to Lloydminster.
- Kitscoty Elementary School and Kitscoty High School are both dated and require modernization.

- Kitscoty High School, with regard to the size and functionality, is better suited to elementary students than junior/senior high students. That being said, Kitscoty High School is approximately the same size as the existing Kitscoty Elementary School and would not solve the requirement for additional space to accommodate existing enrollment and anticipated continued growth.
- There are several options for consideration based on whether the communities of Kitscoty and Blackfoot could support and sustain two elementary schools in such close proximity:
  - A new, larger elementary “replacement” school in either Kitscoty or Blackfoot.
  - A modernization and addition at the existing junior/senior high school to be reconfigured as an elementary school; and a new, larger and more functional junior/senior high school in either Kitscoty or Blackfoot.
  - A reconfiguration of the existing junior/senior high school to an elementary school with minimal modernization and no addition. In conjunction with a new K-12 school in Blackfoot. Splitting elementary enrollment into two smaller campuses.
- A Value Scoping Session would examine all options for the accommodation of students in the Kitscoty and Blackfoot communities and develop the best strategy for accommodating current and anticipated enrollment growth and the retention of students in these communities.

**Change in Capacity:**

(For Learning and PSI this should be the change in enrollment capacity.  
For Health, this could be the change in beds, surgical procedures, diagnostic and treatment services, etc.)

**Gross Area M2:**

**Preservation Area M2:**

**New and Expansion Area M2:**

**Demolition Area M2:**

**Full Load Equivalent (FLE):**

**Funding Details for Cost-shared Projects:**

**P3 Potential?:**

(Is there a potential for this project to be funded as a public-private partnership? Please specify.)

**P3 Project:** Not Applicable

**P3 Supported by Client Group:** Not Applicable

**Scheduled Start Date:** 2024/01/01 ( 2023/2024 GOA )

**Estimated Completion Date:** 2024/01/01 ( 2023/2024 GOA )

**Schedule / Comments:**

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**Budget**

<b>Total Project Cost (TPC):</b>	\$50,800.00
<b>Total Provincial Support (TPS):</b>	\$50,800.00
<b>Other Alberta Government Funding:</b>	\$0.00
<b>Alberta Infrastructure &amp; Transportation Funding:</b>	\$50,800.00
<b>Other (Federal, Private) Funding:</b>	\$0.00

**Budget Details**

Budget item	Cost	Description
Building Construction and Site Development :	\$0.00	Amount of funding to be used for the physical construction of the school facility...
Consultant Fees :	\$50,000.00	Amount of funding for prime and sub-consultants that provide the design of the facility...
Project Expenses :	\$0.00	Amount of funding provided to pay for normal project expenses and services associated with a school building projects...
Furniture & Equipment :	\$0.00	Amount of funding provided for the basic furniture and equipment for approved projects...
Career Technology Studies (CTS) Equipment :	\$0.00	Amount of funding provided for expansion or modernization projects being conducted in facilities in which the project provides or upgrades a CTS area(s)...
Other :	\$0.00	Amount of funding provided for items not covered by the above components.
<b>Sub-total:</b>	<b>\$50,000.00</b>	Sub-total of funding for all items above.
Non-Refundable GST :	\$800.00	Amount of funding provided for non-refundable GST is calculated at 1.6% of the sub-total above.
<b>Total Project Cost:</b>	<b>\$50,800.00</b>	Sum of the funding for all items above.

**File Attachments**

File Name	Description
No File attachments added to date.	



## Contacts

### Primary Contact

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