

DATE: September 9, 2025

TO: Board of Trustees

FROM: Ron Thompson, Superintendent of Schools

SUBJECT: Update on School Project Construction Schedules

ORIGINATOR: Cliff Richard, Chief Infrastructure and Technology Officer

RESOURCE STAFF: Jenifer Elliott, David Evans, Geoff Holmes, Robert Tarulli, Christopher Wright

REFERENCE [Three-Year Capital Plan 2026-2029](#)
[Alberta School Capital Manual 2024-2025](#)

ISSUE

Alberta Infrastructure has notified the Division there will be extended construction timelines for both the Rosenthal and Edgemont school projects. The changes are a result of additional geotechnical work required to stabilize site conditions and to ensure that foundations and supporting infrastructure are designed to meet long-term safety and durability standards.

While these changes to the construction schedule extend the project delivery timeline, this process reduces the likelihood of future structural issues or schedule disruptions once construction is underway. Division Infrastructure will continue to monitor the potential impacts of the construction schedule on student space availability in the affected areas and will work to support schools with additional accommodation strategies, if required, to address the impacts of the revised timelines.

BACKGROUND

Edmonton Public Schools prepares an annual Three-Year Capital Plan for submission to Alberta Education, which identifies priority school construction and modernization projects. This plan informs the Government of Alberta's broader capital planning process and is reviewed by the provincial Treasury Board Committee during the development of the provincial budget.

On September 17, 2024, the Government of Alberta announced the [School Construction Accelerator Program](#) as part of Budget 2024. Under this program, projects progress through three main stages: planning, design, and construction. The planning stage involves confirming the project scope and schedule, assessing site readiness, and includes site investigations such as geotechnical testing and fit studies. The design stage carries the project through schematic and detailed design to the preparation of tender-ready construction documents. The construction stage begins with tendering and continues through to completion and occupancy of the facility.

Once a project has received approval for capital funding in the planning or design stage, it may proceed to subsequent stages without waiting for the next annual capital plan submission. This process provides greater flexibility in project timelines, enabling school projects to advance as they are ready.

CURRENT SITUATION*Edgemont K-9 School*

As part of the 2023 provincial budget, the Division received full construction funding for a new K–9 school in Edgemont. In March 2024, Alberta Infrastructure confirmed that the project would proceed as part of a Public-Private Partnership (P3) school bundle, with an anticipated completion date of September 2027.

During site preparation, geotechnical investigations undertaken by the P3 contractor identified challenges related to underlying clay soils. These issues were compounded in summer 2024 when the developer placed approximately six metres of fill material on the site to bring it to rough grade. In March 2025, the Division was notified that the Edgemont School project would be removed from the P3 bundle pending mechanical ground improvement.

Alberta Infrastructure has now installed instrumentation to monitor and assess site settlement and determine if the installed wick drains are actively improving ground conditions. The first of the monitoring reports will be available in fall 2025 and will indicate how effective the mitigative efforts have been.

Students from the Edgemont neighbourhood are currently designated in four distinct areas. Families living in the northern portion are directed to Winterburn School for elementary and Michael Phair School for junior high. A small portion of the northwest part of the neighbourhood is designated to Bessie Nichols for elementary and junior high. Those in the southeast are designated to Michael A. Kostek School for elementary and S. Bruce Smith School for junior high. The southwest portion is designated to Thorncliffe School for elementary and Parkview School for junior high.

The Division will continue to work with Alberta Infrastructure to determine the extent of the changes to the construction timeline, and once confirmed, the Division will continue to evaluate and implement growth accommodation strategies supporting individual schools if required.

Rosenthal K-9 School

As part of the 2024 provincial budget, the Division received planning funding for the new K–9 school in Rosenthal. This funding enabled early site assessments to proceed, including an environmental site assessment initiated in December 2024 to examine surface and subsurface conditions. In February 2025, the Province announced full construction funding for the project. During subsequent technical reviews as the project progressed, Alberta Infrastructure determined that further geotechnical investigations were required to address potential concerns with soil stability.

These investigations have since confirmed the site requires additional engineered soil fill beyond what has already been placed by the developer. Due to the settlement risks associated with the underlying clay soils, Alberta Infrastructure has advised that ground improvement measures and structural reinforcement will be necessary. This work will involve ongoing ground monitoring, soil stabilization, and engineering treatments designed to ensure long-term structural integrity of the school foundation. Alberta Infrastructure has indicated this process may extend the project schedule by up to 18 months prior to the commencement of construction. Current timelines identify the initiation of ground improvement work in spring 2026, with school construction timelines extended until site conditions are stabilized and verified through additional testing.

Students from the Rosenthal neighbourhood are currently designated to LaPerle and Thorncliffe schools. The Division will continue to work with Alberta Infrastructure to confirm the details of the changes to the construction timeline, which is anticipated to extend the project by approximately 1.5 years. As part of ongoing work, the Division will continue to assess and implement growth accommodation measures supporting individual schools as needed to manage student enrolment pressures.

KEY POINTS

- The Edgemont and Rosenthal school projects, announced for construction funding in 2023 and 2025 respectively, are experiencing extended construction timelines due to geotechnical challenges with clay soils and site stability. These changes have been reported by Alberta Infrastructure as the construction projects have progressed since funding was announced.
- Alberta Infrastructure is leading stabilization efforts, with continuous ground monitoring and testing. Administration will continue to track project timelines and keep Trustees updated as new technical findings become available.
- Edgemont School: Ground improvement through wick drains and monitoring instrumentation is now underway, to help improve subsurface conditions with the first settlement reports expected in Fall 2025.
- Rosenthal School: Additional engineered fill and ground improvement measures are required, with construction timelines now anticipated to be extended by up to 18 months. Ground stabilization work is scheduled to begin in spring 2026.
- Alberta Infrastructure is not able to provide target school construction completion dates at this time but remains committed to delivering these approved and funded projects.
- As part of their ongoing work, the Division will continue to evaluate and implement growth accommodation strategies if required.
- Site readiness must be demonstrated as part of the capital planning process prior to a school project advancing to design or construction funding.

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