



MEMORANDUM

March 7, 2023
Regular Board Meeting

TO Board of Trustees

FROM Shauna Boyce, Superintendent

ORIGINATOR Scott McFadyen, Associate Superintendent Corporate Supports and Services

RESOURCE Serge LaBrie, Director Facilities Services

GOVERNANCE POLICY Board Policy 2: Role of the Board

ADDITIONAL REFERENCE BP 2: Resource Stewardship

SUBJECT **2022-2023 INFRASTRUCTURE MAINTENANCE RENEWAL (IMR) / CAPITAL MAINTENANCE RENEWAL (CMR) EXPENDITURE REPORT**

PURPOSE

Information. No recommendation required.

BACKGROUND

The Board of Trustees is responsible for reviewing the divisions IMR/CMR expenditures and adhering to the Board Annual Work Plan. The attached report is in support of these responsibilities.

REPORT SUMMARY

The 2022-2023 IMR/CMR Report highlights the infrastructure maintenance renewal and capital maintenance renewal projects completed, in progress or in consideration for this year.

Administration would be pleased to respond to any questions.

SM:rg



2022-2023 INFRASTRUCTURE MAINTENANCE RENEWAL/CAPITAL MAINTENANCE RENEWAL EXPENDITURE PLAN MARCH 2023

Presented to the Board of Trustees, March 7, 2023
Scott McFadyen, Associate Superintendent of Corporate Services
Resource: Serge LaBrie, Director Facilities Services

Our Students Possess the confidence, resilience, insight and skills required to thrive in, and positively impact, the world.

BACKGROUND

The Government of Alberta changed Infrastructure Maintenance Renewal (IMR) funding allocations in 2021-2022 by dividing the total amount of funds received into IMR and Capital Maintenance Renewal (CMR) funding.

The total amount of funding received 2022-2023 year is \$1,488,274 in IMR funding and we are anticipating \$1,025,132 in CMR funding for a total of \$2,513,406. This year's allotment is lower than last year's total IMR allotment which was \$3,048,400. The net decrease from 2021-22 to 2022-23 is \$534,994.

We have a carry forward from the 2021-2022 IMR and CMR program year of \$6,049 and \$90,197 respectively giving us a balance of \$2,609,652. Last year's balance with carry forwards was \$3,790,713 therefore the total funding available for IMR and CMR work in 2022-23 is \$1,181,061 less than the previous year.

In addition; we are expecting a steady decline of CMR funding over the next two years. The expected CMR allocations for 2023-2024 and 2024-2025 are expected to be \$756,509 and \$727,159 respectively. This is a decline of 26.2% and 29.07% in comparison to the 2022-2023 allocation.

CMR funding as a percentage of total infrastructure funding has dropped from 52% in 2021-2022 to 40.7% in 2022-2023. Expenditures will be capitalized when the costs incurred enhance the service potential or efficiency of an asset. Capitalized IMR assets will be amortized over 20 years as recommended by Alberta Education.

IMR and CMR funding is designated to cover the replacement or modernization of operating elements in schools.

The Facilities Department has been working on a planned approach to upgrading and replacing systems in our schools for several years. Some examples of these are:

- Roof systems
 - We have been systematically replacing 3-4 major roof systems per year.
 - This approach has let us be more pro-active and less re-active with leaks and floods.
- Fire Alarm systems
 - We have been systematically replacing one fire alarm system per year.
- Boiler replacements
 - We continue to replace antiquated boiler systems with new high efficiency boiler systems. We estimate that the cost of a boiler replacement averages between \$140,000 and \$180,000.
- Air Conditioning/Heating systems (AC units)
 - With the unpredictable weather we have encountered the reality is that modular classrooms are susceptible to extreme temperature changes.
 - We will begin installing a combination AC and heating unit to each modular in 2023.
 - These units will provide cooler air in the summer shoulder months and provide a back-up heat source in the winter months should a furnace fail.

Criteria

The criteria used to establish our annual IMR and CMR project lists are:

- Health and Safety;
- Alberta Infrastructure school audits;
- Standing maintenance/renewal programs such as roofing, security upgrades, fire alarm upgrades, intercoms and door hardware;
- Consultation with maintenance staff to identify system components failures; and
- Requests from our site administrators.

Based on the above criteria we determine a suitable and equitable priority list of work to be completed for the year.

As our buildings age and infrastructure funding diminishes there is a growing focus on replacing critical infrastructure (examples: roof top units, roof system, fire alarm panels, boilers and pumps).

REPORT

2022-2023 Completed IMR/CMR Projects

Facility	IMR or CMR Funding	Work Summary	Total Cost
Blueberry	IMR	Site improvements	\$46,947
Blueberry	CMR	Pave parking lot	\$174,986
Blueberry	CMR	Replace pedestrian concrete	\$59,979
Brookwood	CMR	Replace roof section	\$174,906
Duffield	CMR	Replace roof section	\$180,000
Ecole Meridian Heights	CMR	Replace roof section	\$194,962
Entwistle	CMR	Replace fire alarm	\$30,000
Forest Green	CMR	Replace pumps	\$25,004
Graminia	IMR	Site improvements	\$41,900
Greystone	IMR	Site improvements	\$40,000
High Park	CMR	Replace roof section	\$140,000
High Park	CMR	Replace fire alarm	\$45,000
High Park	IMR	Building Control Upgrades	\$45,974
Memorial Composite	IMR	Install acoustic paneling	\$43,245
Memorial Composite	IMR	Install LED lights	\$32,664
Memorial Composite	IMR	Major roof repairs	\$49,581
Memorial Composite	IMR	Renovate LAWS program	\$149,619
Woodhaven	IMR	Refinish and repair gym floors	\$13,084

Total completed project costs:	\$1,487,851
---------------------------------------	--------------------

2022-2023 Work in Progress

Facility	IMR or CMR Funding	Work Summary	Estimated Cost
Brookwood	IMR	Install heat/AC pumps	\$10,000
Copperhaven	IMR	Install heat/AC pumps	\$20,000
Duffield	IMR	Replace roof top unit	\$25,000
Duffield	IMR	Replace countertops	\$12,000
Duffield	IMR	Repair sewer lines	\$10,000
Duffield	IMR	Install heat/AC pumps	\$20,000
Duffield	IMR	Replace furnace	\$10,000
Ecole Broxton Park	IMR	Mechanical system repairs	\$18,000
Ecole Broxton Park	IMR	Replace dampers & motors	\$20,000
Ecole Meridian Heights	IMR	Replace skylight	\$8,000
Graminia	IMR	Replace roof top unit	\$25,000
Graminia	IMR	Install heat/AC pumps	\$15,000
Greystone	IMR	Recommission HVAC system	\$22,000
Greystone	IMR	Install heat/AC units	\$5,000
Memorial Composite	IMR	Repair mechanical systems	\$62,000
Memorial Composite	IMR	Install acoustic paneling	\$12,000
Memorial Composite	IMR	Replace DVR's on CCTV system	\$25,000
Memorial Composite	IMR	Repair boiler	\$15,000
Memorial Composite	IMR	Repair electrical systems	\$70,000
Memorial Composite	IMR	Upgrade CTS electrical system	\$10,000
Millgrove	IMR	Install heat/AC pumps	\$10,000
Muir Lake	IMR	Install heat/AC pumps	\$10,000
Muir Lake	IMR	Install acoustic paneling	\$8,000
Parkland Village	IMR	Install heat/AC pumps	\$10,000
Prescott	IMR	Install heat/AC pumps	\$25,000
Spruce Grove Composite	IMR	Repair mechanical systems	\$50,000
Woodhaven	IMR	Install heat/AC pumps	\$25,000
Woodhaven	IMR	Repair electrical systems	\$15,000
All sites	IMR	Replace card reader system	\$90,000

Total amount committed (in progress):	\$657,000
--	------------------

2022-2023 Work Being Considered

Blueberry	Replace well	\$30,000
Brookwood	Renovate washrooms	\$150,000
Ecole Broxton Park	Replace lockers	\$120,000
Ecole Broxton Park	Replace Federal breakers	\$15,000
Ecole Meridian Heights	Replace basement flooring	\$110,000
Entwistle	Replace fire alarm	\$35,000
Forest Green	Backup generator repairs	\$13,000
Forest Green	Replace boilers	\$200,000
Forest Green	Replace sidewalks	\$150,000
Graminia	Renovate washrooms	\$150,000
High Park	Replace classroom flooring	\$65,000
Parkland Village	Renovate washrooms	\$150,000
Tomahawk	Replace well	\$30,000
Wabamun	Renovate front entrance, staff room and admin area	\$100,000

Total amount committed (considered):	\$1,318,000
---	--------------------

Total completed project costs:	\$1,487,851
Total amount committed (in progress):	\$657,000
Total amount committed (considered):	\$1,318,000

Subtotal:	\$3,462,851
------------------	--------------------

Opening IMR/CMR Balance:	\$2,609,652
---------------------------------	--------------------

Surplus / (Deficit) IMR/CMR Funds:	\$(853,199)
---	--------------------

The shortfall in IMR/CMR funds is due to the fact that not all projects in the “being considered” table will move forward in 2022-2023. Some projects will be impacted by supply chain delays while others may require additional work from engineering or architectural contractors before they are ready to move forward. It is not uncommon for some CMR projects to take 2-4 years of planning and work before they are ready to actually start.

Deferred Maintenance

Based on the Alberta Infrastructure Audits our anticipated maintenance costs over the next 5 years will continue to climb as our school buildings reach a critical age of 30-40 years old.

Audit results do not consider the significant shifts in teaching practices and the changes in physical environments that are often required to educate children with modern techniques.

Much of this work will remain as deferred maintenance over the coming years. The yearly IMR/CMR funding of \$2,609,652 will not be sufficient to keep buildings in good operating condition. Parkland School Division's total deferred maintenance is estimated to be \$60 million dollars and is expected to continue to rise.