



MEMORANDUM

March 5, 2024
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 Board Policy 2: Resource Stewardship

SUBJECT **2023-2024 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 2023-2024 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:nm



2023-2024 INFRASTRUCTURE MAINTENANCE RENEWAL/CAPITAL MAINTENANCE RENEWAL EXPENDITURE PLAN MARCH 2024

Presented to the Board of Trustees, March 5, 2024
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 2023-2024 year is \$1,505,395 in IMR funding and \$756,509 in CMR funding for a total of \$2,261,904. This year's allotment is lower than last year's total IMR/CMR allotment which was \$2,513,406. The net decrease from 2022-23 to 2023-24 is \$251,502.

It is anticipated that CMR funding will increase to pre-covid levels or; \$1,608,499; in the 2024-2025 provincial budget announcements.

We have a carry forward from the 2022-2023 IMR and CMR program year of \$4,356 and \$90,492 respectively giving us a balance of \$2,356,752. Last year's balance with carry forwards was \$2,609,652 therefore the total funding available for IMR and CMR work in 2023-24 is \$252,900 less than the previous year.

CMR funding as a percentage of total infrastructure funding is now 33.4% in 2023-2024 compared to 40.7% in 2022-2023. Expenditures are 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 have replaced antiquated boiler systems with new high efficiency boiler systems.
 - All old boilers have now been replaced and assessments will be completed to determine when the next round of boiler replacements will begin.
- Air Conditioning/Heating systems (AC units)
 - We began 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.
 - PSD Facilities installed 41 units in 2023 and plan to install the remaining 52 units in 2024.

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

2023-2024 Completed IMR/CMR Projects

Facility	IMR or CMR Funding	Work Summary	Total Cost
Brookwood	CMR	Replace roof sections	\$175,312
Ecole Broxton Park	IMR	Replace dampers and motors	\$18,979
Ecole Meridian Heights	CMR	Replace roof sections	\$142,319
Forest Green	IMR	Replace flagpoles	\$17,144
Forest Green	CMR	Replace boilers	\$160,966
Greystone	IMR	Replace playground surfacing	\$10,393
Memorial Composite	IMR	Repair generator	\$6,697
Parkland Village	IMR	Replace pedestrian walkway	\$25,825
Parkland Village	IMR	Repair generator	\$6,916
Spruce Grove Composite	IMR	Replace HVAC compressor	\$22,282
Tomahawk	IMR	Replace pedestrian walkway	\$12,043
Woodhaven	IMR	Refinish and repair gym floors	\$7,866

Total completed project costs:	\$606,742
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2023-2024 Work in Progress

Facility	IMR or CMR Funding	Work Summary	Estimated Cost
Blueberry	CMR	Replace roof sections	\$175,000
Brookwood	IMR	Install heat/AC pumps	\$10,000
Copperhaven	IMR	Chiller maintenance	\$8,000
Duffield	IMR	Install heat/AC pumps	\$20,000
Duffield	IMR	Replace sewer pumps	\$25,000

Ecole Broxton Park	IMR	Mechanical system repairs	\$20,000
Ecole Broxton Park	IMR	Replace lockers	\$50,000
Ecole Meridian Heights	IMR	Repair mechanical system	\$12,000
Ecole Meridian Heights	IMR	Upgrade building management system	\$20,000
Forest Green	IMR	Repair generator	\$6,000
Graminia	IMR	Repair generator	\$10,000
Memorial Composite	IMR	Repair mechanical systems	\$20,000
Memorial Composite	IMR	Repair electrical systems	\$70,000
Memorial Composite	IMR	Replace DVR's on CCTV system	\$25,000
Millgrove	IMR	Install heat/AC pumps	\$10,000
Millgrove	IMR	Install new hallway flooring	\$95,000
Millgrove	CMR	Replace siding	\$150,000
Parkland Village	IMR	Install heat/AC pumps	\$10,000
Prescott	IMR	Maintain chiller	\$8,000
Prescott	IMR	Refinish and repair gym floors	\$6,500
Prescott	IMR	Replace building management system	\$200,000
Spruce Grove Composite	IMR	Repair mechanical system	\$20,000
Wabamun	IMR	Replace damper motor	\$5,000
Wabamun	IMR	Renovate front entrance and staff room	\$145,000
Woodhaven	IMR	Maintain chiller	\$8,000

Total amount committed (in progress):	\$1,128,500
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2023-2024 Work Being Considered

Blueberry	Replace well	\$30,000
Brookwood	Replace fire alarm	\$30,000
Brookwood	Renovate washrooms	\$200,000
Brookwood	Replace gym furnaces	\$25,000
Duffield	Renovate 3 classrooms and hallway	\$180,000
Duffield	Replace fire alarm	\$30,000
Ecole Broxton Park	Replace Federal breakers	\$15,000
Ecole Meridian Heights	Replace playground surface	\$60,000
Ecole Meridian Heights	Replace air handlers	\$600,000

Forest Green	Replace exterior glass doors	\$50,000
Graminia	Renovate washrooms	\$150,000
Graminia	Renovate front entrance and office	\$250,000
High Park	Replace classroom flooring	\$65,000
Millgrove	Replace fire alarm	\$30,000
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):	\$1,995,000
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Total completed project costs:	\$606,742
Total amount committed (in progress):	\$1,128,500
Total amount committed (considered):	\$1,995,000

Subtotal:	\$3,730,242
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Opening IMR/CMR Balance:	\$2,356,752
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Surplus / (Deficit) IMR/CMR Funds:	\$(1,373,490)
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The shortfall in IMR/CMR funds is due to the fact that not all projects in the “being considered” table will move forward in 2023-2024. 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 \$2,356,752 will not be sufficient to keep buildings in good operating condition. Parkland School Division’s total deferred maintenance is estimated to be \$68.6 million dollars and is expected to continue to rise.