



MEMORANDUM

March 11, 2025
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	2024-2025 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 2024-2025 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



2024-2025 INFRASTRUCTURE MAINTENANCE RENEWAL/CAPITAL MAINTENANCE RENEWAL EXPENDITURE PLAN MARCH 2025

Presented to the Board of Trustees, March 11, 2025

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 2024-2025 year is \$1,479,456 in IMR funding and \$1,855,576 in CMR funding for a total of \$3,335,032. This year's allotment is higher than last year's total IMR/CMR allotment which was \$2,261,904. The net increase from 2023-24 to 2024-25 is \$1,073,128.

As stated in last year's report; CMR funding has returned to pre-covid levels.

We have a carry forward from the 2023-2024 IMR and CMR program year of \$299,180 and \$48,117 respectively giving us a balance of \$3,682,329. Last year's balance with carry forwards was \$2,356,752 therefore the total funding available for IMR and CMR work in 2024-25 is \$1,325,577 more than the previous year.

CMR funding as a percentage of total infrastructure funding is now 55.64% in 2024-2025 compared to 33.4% in 2023-2024. Expenditures are capitalized when the costs incurred enhance the service potential or efficiency of an asset. Capitalized CMR 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 a planned approach to upgrading and replacing systems in our schools. 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 or two fire alarm systems 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)
 - 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, 43 units in 2024 and the remaining 9 units will be installed in early 2025.
- Other systems being considered for this systematic approach are Building Management Systems (BMS), air handlers, exhaust fans and electrical distribution systems.

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

2024-2025 Completed IMR/CMR Projects

Facility	IMR or CMR Funding	Work Summary	Total Cost
Blueberry	CMR	Replace roof sections	\$192,603
Brookwood	CMR	Replace fire alarm	\$62,766
Ecole Broxton Park	CMR	Replace building envelop	\$213,995
Ecole Meridian Heights	CMR	Replace roof section	\$188,789
Ecole Meridian Heights	CMR	Upgrade BMS system	\$72,487
Ecole Meridian Heights	CMR	Replace air handler	\$144,785
Graminia	CMR	Replace sewer line	\$47,695
Memorial Composite	CMR	Resurface roof section	\$180,000
Memorial Composite	CMR	Retrofit gym lights to LED	\$64,728
Memorial Composite	CMR	Replace sprinkler section	\$67,534
Memorial Composite	CMR	Replace air handler motors	\$7,086
Millgrove	CMR	Replace fire alarm	\$64,308
Millgrove	CMR	Replace building envelop	\$70,612
Prescott	CMR	Replace BMS system	\$198,074

Total completed project costs:	\$1,575,463
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2024-2025 Work in Progress

Facility	IMR or CMR Funding	Work Summary	Estimated Cost
Blueberry	IMR	Repair backflow preventer	\$3,500
Blueberry	IMR	Install A/C heat pumps	\$60,000
Brookwood	IMR	Install A/C heat pumps	\$10,000
Brookwood	IMR	Repair backflow preventer	\$3,500
Copperhaven	IMR	Repair HVAC system	\$12,000

Duffield	IMR	Repair backflow preventer	\$5,000
Ecole Broxton Park	IMR	Renovate staff room	\$160,000
Ecole Broxton Park	IMR	Repair mechanical system	\$22,500
Ecole Broxton Park	IMR	Install projector in gym	\$60,000
Ecole Broxton Park	IMR	Site improvements	\$65,000
Ecole Meridian Heights	CMR	Add boilers for air handler system	\$190,000
Ecole Meridian Heights	IMR	Resurface playground	\$65,000
Ecole Meridian Heights	IMR	Install A/C heat pumps	\$40,000
Forest Green	IMR	Replace PA system	\$20,000
Greystone	IMR	Repair and refinish gym floor	\$8,000
Greystone	IMR	Replace winch in gym	\$5,500
High Park	IMR	Replace washroom sinks	\$22,000
Memorial Composite	CMR	Replace fire alarm	\$50,000
Memorial Composite	IMR	Repair mechanical systems	\$78,000
Memorial Composite	IMR	Rebuild main breakers	\$20,000
Memorial Composite	IMR	Repair backflow preventer	\$3,500
Memorial Composite	IMR	Repair and refinish gym floor	\$20,000
Millgrove	IMR	Install new VFD	\$12,000
Muir Lake	IMR	Install new cistern pump	\$8,000
Parkland Village	IMR	Renovate washrooms	\$200,000
Parkland Village	IMR	Replace PA system	\$25,000
Prescott	IMR	Repair and refinish gym floor	\$8,000
Prescott	IMR	Repair HVAC system	\$12,000
Spruce Grove Comp	IMR	Repair mechanical system	\$30,000
Spruce Grove Comp	IMR	Repair and refinish gym floor	\$12,000
Spruce Grove Comp	IMR	Replace furnace	\$8,000
Wabamun	CMR	Replace building envelop Phase 1	\$85,000
Wabamun	IMR	Replace flooring	\$120,000
Wabamun	IMR	Repair and refinish gym floor	\$3,000
Westview	IMR	Repair mechanical system	\$72,000
Westview	IMR	Repair and refinish gym floor	\$8,000
Woodhaven	IMR	Repair HVAC system	\$12,000

Tomahawk	IMR	Site improvements	\$100,000
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Total amount committed (in progress):	\$1,638,500
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2024-2025 Work Being Considered

Blueberry	Renovate office and admin area	\$250,000
Brookwood	Renovate 1 set of washrooms	\$250,000
CFL Stony	Install new gym floor	\$60,000
Duffield	Replace fire alarm	\$42,000
Duffield	Replace lockers and renovate hallways	\$120,000
Duffield	Renovate core building	\$250,000
Ecole Meridian Heights	Replace PA system	\$25,000
Graminia	Renovate office and admin area	\$250,000
Graminia	Renovate 1 set of washrooms	\$250,000
Wabamun	Replace fire alarm	\$25,000

Total amount committed (considered):	\$1,522,000
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Total completed project costs:	\$1,575,463
Total amount committed (in progress):	\$1,638,500
Total amount committed (considered):	\$1,522,000

Subtotal:	\$4,735,963
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Opening IMR/CMR Balance:	\$3,682,329
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Surplus / (Deficit) IMR/CMR Funds:	\$(1,053,634)
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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 2024-2025. 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 \$3,335,032 will not be sufficient to keep buildings in good operating condition. Parkland School Division's total deferred maintenance is estimated to be \$77.2 million dollars and is expected to continue to rise.