MEMORANDUM

April 15, 2025
Regular Board Meeting

TO	Board of Trustees
FROM	Anne Montgomery, Trustee
ORIGINATOR	Scott McFadyen, Associate Superintendent
RESOURCE	Serge LaBrie, Director, Facilities Services
GOVERNANCE POLICY	Board Policy 2: Role of the Board Board Policy 7: Board Operations
ADDITIONAL REFERENCE	BP 2: Resource Stewardship
SUBJECT	**RESPONSE TO REQUEST FOR INFORMATION (RRFI): WESTVIEW SCHOOL INFRASTRUCTURE MAINTENANCE RENEWAL (IMR) PROJECT**

PURPOSE

For information. No recommendation required.

BACKGROUND

The *2024-2025 Infrastructure Maintenance Renewal (IMR) Capital Maintenance Renewal (CMR) Expenditure Plan* was presented at the March 11, 2025, Regular Board Meeting. Further information was requested of Administration by trustee Montgomery regarding the mechanical system component at Westview School.

REPORT SUMMARY

This report provides and overview of the Westview School IMR Project regarding the mechanical system component.

Administration would be pleased to respond to any questions.

SM:kz

WESTVIEW SCHOOL INFRASTRUCTURE MAINTENANCE RENEWAL (IMR) PROJECT

APRIL 2025

Presented to the Board of Trustees, April 15, 2025
Scott McFadyen, Associate Superintendent
Resource: Serge LaBrie, Director, Facilities Services

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

REQUEST FOR INFORMATION

Additional information regarding the $72,000 mechanical system component project at Westview School.

The project is to bring Westview School in alignment with PSD building operating systems standards to manage school facilities.

Westview IMR Project

Mechanical system repairs	Estimate: $72,000	Spent to date: $46,622.72

The systems included in this project are:

- Building Management System (BMS)
- Security System
- Card Access (FOB) System
- Leak Detection System (Flowie)

BACKGROUND

When a project is managed by Alberta Infrastructure (such as Westview School) Parkland School Division (PSD) requests that the technical specifications for operating systems align with our current operating systems. These specifications are written by each engineering discipline to ensure compatibility with PSD's current operating systems, without specifying one vendor over another. This approach is done to ensure a fair and competitive bid process.

Upon being awarded the project, the successful vendor is free to use any system as long as it complies with the technical specifications. There may be instances where the winning bid meets the technical specifications written by the engineers but will not be fully compatible with our systems.

While PSD could ask Alberta Infrastructure (A.I.) to install our current operating systems in a new building, it is important to note that PSD would be responsible for paying for the full cost of such a sole-sourced system. This cost comes out of the Furniture & Equipment (F&E) budget allocated to the school. Additionally, the cost to specify an operating system is generally more expensive than modifying an existing operating system to be fully compatible. Finally, PSD's specifications for an operating system may exceed those required by Alberta Education or A.I., therefore necessitating further modifications after completion of the build. An example is PSD's alarm sensor requirements.

Throughout the first couple years of a new build, PSD works to bring the new building operating systems to compatibility with our systems and to meet our standards.

WESTVIEW SCHOOL SPECIFICS

BMS system - The system installed was compatible with our existing systems but additional sensors and modifications were required to meet our standards. This work will continue for up to 2 years after a building is opened and is estimated to incur a cost of $57,000.

Security System - During the construction, the security system installed was sole sourced by PSD to ensure compatibility, at a cost of $140,000; this initial cost was paid from the F&E budget. However, the system did require additional sensors and cameras to bring the system to our standards. For instance, the spec approved by A.I. only allows for 5 motion sensors on the main floor. Whereas, PSD installs either a motion sensor or glass break sensor in every individual space on the main floor with a window or door, and motion sensors are also placed in all hallways. The estimated cost of these system modifications is $12,000.

Card Access System – A.I. only approves 2 card readers per school. As Westview operates with 2 card readers, no additional upgrades are required, other than integration. Minimal cost incurred on this system.

Leak Detection System (Flowie) – This system was not included in the build and was installed by PSD after construction at a cost of $3,000. This smart system learns a building's water usage by measuring water temperature and flow rates at the water main, and it alerts PSD Facilities when water usage patterns deviate from the regular usage of water in a building. This is vital in detecting water leaks and preventing water damage.

Conclusion

Projects managed by A.I. often require some modification to bring them in alignment with PSD's operating system standards. The extend of the project's modifications vary depending on the architects and each engineering discipline.