

EDMONTON PUBLIC SCHOOLS

October 10, 2006

TO: Board of Trustees

FROM: L. Thomson, Superintendent of Schools

SUBJECT: Update on Major Maintenance Plan

ORIGINATOR: R. MacNeil, Executive Director

RESOURCE

STAFF: Mike Brown; John Nicoll; Garry Padlewski; Larry Schwenneker;
Megan Todd

INFORMATION

This purpose of this report is to give the Board of Trustees an update on the 2006 Major Maintenance Plan which was presented on May 23, 2006 (Attachment 1). This report will also highlight other significant projects undertaken and completed by Facilities Services over the summer months as well as highlight the plan for the increased Infrastructure Maintenance Renewal funding (IMR) (Appendix 2) received from the provincial government.

Administration is using the same planning and methodology for the increased amount of IMR funding as with the original amount.

The district's Major Maintenance Plan forms the basis of the proposed work. The only difference will be to accelerate or advance projects that would not occur until 2-3 years into the plan. In addition projects that were deferred in the summer of 2006 will be advanced and completed.

In reviewing the Major Maintenance Plan roof, windows, mechanical, electrical and life, health and safety as well as asbestos removal will we be given a high priority.

Update and Highlights of 2006 Major Maintenance Plan and other special projects to August 31, 2006 include:

- increase in Maintenance Renewal funding (IMR) from \$11,613,504 to approximately \$30,600,000 subject to September 30, 2006 enrolment verifications,
- Facilities Services initiated 361 IMR and school related projects during the period of April 1 to August 31, 2006. Of these projects 151 were completed by September 1st at an approximate value of \$1.72 million. Some of these completed projects included asphalt upgrades totaling \$180,000, flooring replacements totaling \$1,200,000 and roofing projects totaling \$3,000,000. Of the 361 projects, 210 projects were still ongoing at September 1st with an approximate value of \$3.31 million,

- as of September 1, 2006 there were 181 Major Maintenance Plan projects planned of which 10% are complete, 49% are in the construction phase, 22% are in the design phase and 21% are awaiting design, and
- there have been 99 emergent projects initiated since April 1, 2006 related to hot water tank replacements, mould abatement and mechanical system repairs.

Projects not included in the Major Maintenance Plan but were completed by Facilities Services over the summer included:

1. the relocation of Metro Continuing Education to L'Académie Vimy Ridge Academy at a cost of \$210,000
2. four upgrades to accommodate special needs students at an approximate cost of \$200,000.

LMT:ct

ATTACHMENT I: May 23, 2006 Major Maintenance Plan
APPENDIX II: Major Maintenance Plan Additional Projects

May 23, 2006

TO: Board of Trustees

FROM: Edgar Schmidt, Acting Superintendent of Schools

SUBJECT: 2006 Major Maintenance Plan

ORIGINATOR: R. MacNeil, Assistant to the Superintendent

RESOURCE

STAFF: Mike Brown, Fred Buffi, Mike Ediger, John Nicoll, Sherri O'Keefe, Doug Savary, Larry Schwenneker, Cindy Skolski, Ron Spence, Sandra Stoddard, Don Ward

INFORMATION

Major maintenance of and minor upgrades to district facilities are accomplished through the district's Major Maintenance Plan (MMP) which is block funded by the government Infrastructure Maintenance & Renewal Fund (IMR). The IMR is one source of available funding for the maintenance of facilities. The funding sources are:

- Operational funds which are allocated from the operating budget of the district and are determined by government formula under the plant operations and maintenance (PO&M) category. The monies are utilized to fund the day to day operational requirements within schools.
- Infrastructure Maintenance & Renewal Fund provides for life cycle replacement.
- Capital projects are provincially funded and address either essential or general upgrades to school buildings. These modernization projects and new construction are approved on a case by case basis and are drawn from the district's capital plan.

The funding sources for a six-year period are shown in the graph in Appendix I.

The 2006-2007 IMR allocation from Alberta Infrastructure is \$11,613,504.

Projects that fall within the guidelines and are to be included in the Major Maintenance Plan are identified for consideration by receiving input from schools, facilities staff and regulatory agencies. The need and requests for school improvement projects continue to exceed available funding. The plan, therefore, reflects the highest district need. The priorities and categories of projects have been developed with input from principals.

To ensure that all schools have the opportunity to provide input regarding their school's needs a procedure is included in the budget process. Information is provided to each school identifying scheduled/approved capital projects in that school. In addition, schools have been provided with information regarding the facility needs they previously identified. Schools have been requested to review their needs, add or delete projects, and prioritize the projects from the school's perspective on an annual basis.

Renewal of major building elements such as re-roofing are dealt with on a life-cycle replacement and condition assessment basis, thereby distributing the financial obligation over a number of years. This approach ensures that the district's physical assets are reasonably maintained given the available funding.

The 2006 Major Maintenance Plan has been reviewed to establish whether previously identified projects are consistent with current priorities. The resultant 2006 Major Maintenance Plan is attached (Appendix III). Projects are identified and listed in accordance with district categories and priorities. As well, an amount is included for emergent projects, for example, the replacement of failed hot water heaters and furnaces.

Highlights

- Facilities Services has centrally managed funding to continue the air system maintenance program which is designed to improve indoor air quality through the cleaning of air systems. The program is being carried out on a scheduled basis and is at no cost to the schools. This is year two of this program.
- The asbestos management program to enhance safe work procedures for district staff and assist administrators with hazardous materials strategies related to on-going inspection, monitoring and training was commenced in 2001. The asbestos abatement projects within the 2006 MMP are a continuation of the program.
- The 2006 MMP continues the partnership with the district's sustainable Energy Management Program for the lighting retrofit program for schools. The intent is to improve student learning environments and reduce energy costs. Fifty-four schools have been completed to date.
- In order to assist the district in the management of district assets, a five-year life-cycle replacement program is included with the MMP. This program provides information to the schools that will assist them in making decisions relative to maintenance expenditures and to allow the schools to undertake longer term planning for the management of the building (Appendix V). The actual projects may vary depending on government funding levels and changes in district priorities.
- Facilities Services partnered with the Planning Department to develop a planned and scheduled approach to upgrade district sites to accommodate barrier free access. The plan will insure a balance of barrier free sites within sectors of the district.
- Facilities Services has allocated funds to investigate interior modifications at various sites to improve security.
- Facilities Services has allocated funds to complete a computerized facilities management system feasibility study. The Planning Department and Information Technology Services are partners in this study.

Should any of the schools listed in the 2006 Major Maintenance Plan (MMP) be approved for modernization funding by Alberta Infrastructure, the MMP work scheduled for that school(s) will be reviewed. Wherever possible the work will be included within the applicable modernization.

MB:ct

Major Maintenance Plan Additional Projects

Programs to be Implemented:

Building Envelope: (Advance roofs, doors and windows within the five year plan)	\$4,500,000	
Mechanical		
Boilers: (Steam to hot water @ Delwood, Grandview Heights & Ottewell)	\$4,700,000	
Furnace Replacements: (Replace obsolete / low efficiency units @ various sites to be identified)		
DDC Systems: (Complete approximately 40 of the remaining 100 schools)	\$2,000,000	
Electrical services: (lighting upgrades)	\$4,000,000	
Life Health Safety:	\$4,000,000	
Fire alarm sytems		
Intercom systems		
Security systems		
Asbestos abatement		
Washroom upgrades		
(Advance within the five year plan)		
Total Increase in Infrastructure Maintenance Renewal Funding (IMR)		\$19,200,000
<u>Infrastructure Maintenance Renewal Funding (IMR) April 1, 2006</u>		<u>11,613,504</u>
Total Estimated Infrastructure Maintenance Renewal Funding for 2006-07		<u><u>\$30,813,504</u></u>