

Medicine Hat Catholic Board of Education 2018-19 IMR Plan

Approved by the Board of Trustees for the Medicine Catholic Board of Education on November 13, 2018



**Medicine Hat Catholic Board of Education
Infrastructure Maintenance and Renewal
2018-19**

Background

Annually the Board of Trustees for the Medicine Hat Catholic Board of Education approves the Infrastructure Maintenance and Renewal ('IMR') plan for the year. This package presents the 2018-19 recommended IMR plan along with details on the development of the plan and potential future requirements.

2017-18 IMR Plan and Actuals

In 2017-18, the Board of Trustees approved \$1,542,037 of IMR activity which included \$1,197,062 of new projects. At the end of the 2017-18 fiscal year \$917,549 worth of projects were completed with \$628,064 committed on approved projects to be completed in fiscal year 2018-19. Details of the projects and costs are outlined in Schedule 1 attached.

2018-19 IMR Plan

For the development of the 2018-19 IMR plan, several sources were used to determine which projects were required. The government performs reviews on district school buildings every five years and develops a report outlining the work required. While some of these reports are beyond five years old, we continued to use these reports and add the results of the roofing survey we performed along with a series of locally developed needs based on our knowledge of the requirements in the buildings.

The priority projects identified from the Alberta Government reports for prior years and for the current year and next year were included for consideration. Several projects were deferred based on scheduling or for further assessment. None of these projects are determined to be critical. Any work related to the modulars which appears on the replacement modular submission were not included on this year's plan.

All project work related to St. Thomas and the former St. Louis School were excluded from consideration and are not part of the deferred maintenance pending potential disposition of those facilities.

In consultation with the Facilities and Operations Supervisor, the Secretary-Treasurer identified certain criteria for project determination. Required roofing repairs were selected to ensure the building envelope prevents water from leaking into the facility. Safety related and utility reduction projects were also examined for inclusion.

Another criterion was to leave a residual amount to address emergent needs which may require immediate action, such as a boiler replacement. A final criterion is capacity to complete the work within the year. A degree of judgment is ultimately required to select the projects to be addressed in the year.

With regards to the specific projects proposed for 2018-19, Schedule 2 outlines the plan. The plan includes \$628,064 for completion of prior year projects and \$1,019,961 of new projects for a total budget of \$ 1,648,025. This will leave \$1,018,191 available for future or emergent needs.

The table below outlines the IMR resources available to the district in 2018-19:

IMR Funds Available for 2017-18	2,726,526
less: 2017-18 IMR Funds Expensed or Capitalized	<u>917,549</u>
Prior year IMR Funds Carry-forward	1,808,977
add: 2018-19 IMR Allocation	<u>857,239</u>
IMR Funds Available for 2018-19	2,666,216
less: Prior year project budgets to be completed	<u>628,064</u>
IMR Funds Available for new projects 2018-19	2,038,152
less: 2018-19 New Projects	<u>1,019,961</u>
IMR Funds available for emergent needs or carryforward	<u>1,018,191</u>

The Ministry of Education in December 2017 issued new requirements regarding the use of IMR funding. Boards need to ensure at least 30% of the IMR is capitalized. This plan has 82% of the funding capitalized. The Ministry is also requiring that plans be submitted to the Ministry.

Future Projects

A continued assessment of the critical deferred projects, along with any roofing requirements will allow for future projects to be identified

Deferred Projects:

The audit report from Alberta Infrastructure indicates there is \$3.07 million of deferred projects. We will continue to try to address these projects while managing other emergent needs. These are not priority areas and are based on assumed lifecycles with at least 4 years remaining at time of inspection. Examples would be replacement of fixed bookshelves which may have reached a theoretical end-life.

Projects related to Modularity on Modular Requests	379,695
2011/12 Deferred Projects	2,667
2013/14 Deferred Projects	1,160,407
2014/15 Deferred Projects	525,805
2015/16 Deferred Projects	407,979
2016/17 Deferred Projects	17,008
2017/18 Deferred Projects	52,274
2018/19 Deferred Projects	<u>527,252</u>
Total Deferred Projects	<u>3,073,087</u>

Recommendation

That the Board of Trustees for the Medicine Hat Catholic Board of Education approve the 2018-19 IMR plan in the amount of \$1,019,961 for new projects and \$628,064 for the previously committed projects in progress from 2017-18.

**MEDICINE HAT CATHOLIC BOARD OF EDUCATION
IMR DISBURSMENTS: CAPITAL VS EXPENSE
2017-18 FINAL COSTS
SCHEDULE 1**

PROJECT #	FACILITY	DESCRIPTION	IMR PLAN YEAR	STATUS AT	BUDGET	ACTUAL COST	Carry-forward to 2018-19 Capital	Carry-forward to 2018-19 Expense	Carry-forward Budget
2017-05	St. Thomas	New Boiler - Drawings complete	2015	COMPLETE	5,000	5,250	-	-	-
2017-08	Mother Teresa	Install area lighting	2017	Not Started	15,479	-	15,479	-	15,479
2017-09	Mother Teresa	Parking Lot - Bus lane	2015	Not Started	5,000	-	5,000	-	5,000
2017-11	Mother Teresa	Replace Ballasts	2016	COMPLETE	772	772	-	-	-
2017-18	Mother Teresa	Replace PA system	2017	COMPLETE	20,638	782	-	-	-
2017-21	Notre Dame Academy	Parking Lot (Carried Over From 2012)	2015	Not started	20,000	-	20,000	-	20,000
2017-26	St. Francis Xavier	Provide surge suppressor	2017	Not started	4,151	-	-	4,151	4,151
2017-35	St. Mary's	Install Whiteboards	2016	Not Started	61,883	-	-	61,883	61,883
2017-37	St. Mary's	Internal rain water leader - costs were included in roof 5 & 6 project	2017	COMPLETE	2,461	-	-	-	-
2017-39	St. Mary's	Public Address System	2016	COMPLETE	2,360	2,553	-	-	-
2017-44	St. Mary's	Sewer main Study	2015	Not Started	3,387	-	-	3,387	3,387
2017-55	St. Michael's	Replace carpet in Library and photocopy room	2017	COMPLETE	24,657	10,238	-	-	-
2017-58	St. Patrick's	Install BMCS -waiting for tender	2015	In progress	57,810	68,459	36,041	-	36,041
2017-60	St. Patrick's	Install lever handset	2017	COMPLETE	2,729	5,252	-	-	-
2017-64	St. Patrick's	Replace asphalt parking lot	2017	COMPLETE	87,588	30,299	-	-	-
2017-67	Monsignor McCoy	Install security cameras	2017	COMPLETE	985	985	-	-	-
2017-89	St. Mary's	Video surveillance	2017	COMPLETE	24,643	24,643	-	-	-
2018-01	St. Thomas	Install area lighting in parking lot & main entrance	2018	Cancelled	-	-	-	-	-
2018-02	St. Thomas	Modify gas regulator installation	2018	Cancelled	-	-	-	-	-
2018-03	St. Thomas	Replace built up bituminous roofing with sbs	2018	Cancelled	-	-	-	-	-
2018-04	St. Thomas	Replace carpet	2018	Cancelled	-	-	-	-	-
2018-05	St. Thomas	Replace chipped stair tread tile	2018	Cancelled	-	-	-	-	-
2018-06	St. Thomas	Replace electrical sub panels	2018	Cancelled	-	-	-	-	-
2018-07	St. Thomas	Replace vinyl asbestos flooring	2018	Cancelled	-	-	-	-	-
2018-08	St. Thomas	Replace fire doors	2018	Cancelled	-	-	-	-	-
2018-09	St. Thomas	Boiler chimney & HVAC	2018	Cancelled	-	-	-	-	-
2018-10	St. Thomas	Sanitary lines	2018	Cancelled	-	-	-	-	-
2018-11	Mother Teresa	Install firestopping CANCELLED - Modular replacement request	2018	Cancelled	890	-	-	-	-
2018-12	Mother Teresa	Replace aluminum windows CANCELLED - Condition Satisfactory	2018	Cancelled	7,794	-	-	-	-
2018-13	Mother Teresa	Replace fire doors on vestibules	2018	COMPLETE	10,584	11,493	-	-	-
2018-14	Mother Teresa	Furnace replacement in portable CANCELLED - Issue Resolved	2018	Cancelled	3,383	-	-	-	-
2018-15	St. Francis Xavier	Provide barrier free parking stall	2018	Not started	1,190	-	-	1,190	1,190
2018-16	St. Francis Xavier	Provide 1 universal barrier free washroom	2018	Not started	10,117	-	-	10,117	10,117
2018-17	St. Francis Xavier	Provide UL approved fire stops	2018	Not started	1,190	-	-	1,190	1,190
2018-18	St. Francis Xavier	Replace asphalt drive lane 64m2	2018	COMPLETE	11,082	16,143	-	-	-
2018-19	St. Francis Xavier	Replace Incandescent exit signs with LED (8 each) - Cancelled - work completed in prior year - system updated.	2018	Not started	-	-	-	-	-
2018-20	St. Francis Xavier	Replace 7 service sinks	2018	Not started	14,143	-	-	14,143	14,143

**MEDICINE HAT CATHOLIC BOARD OF EDUCATION
IMR DISBURSMENTS: CAPITAL VS EXPENSE
2017-18 FINAL COSTS
SCHEDULE 1**

PROJECT #	FACILITY	DESCRIPTION	IMR PLAN YEAR	STATUS AT	BUDGET	ACTUAL COST	Carry-forward to 2018-19 Capital	Carry-forward to 2018-19 Expense	Carry-forward Budget
2018-21	St. Francis Xavier	Replace janitor sink - CANCELLED - Still functional and replacement to high	2018	Cancelled	3,385		-	-	-
2018-22	St. Francis Xavier	Replace domestic water heater	2018	Not started	4,285		-	4,285	4,285
2018-23	St. Mary's	Replace 2 janitor sinks - Cancelled - Still functional and replacement too high	2018	Not Started	2,781		-	-	-
2018-24	St. Mary's	Roof 4 plus 7 and 9	2018	COMPLETE	200,000	202,115	-	-	-
2018-25	St. Michael's	Install door hold devices on fire doors - 2 units	2018	In progress	16,563	621	-	16,042	16,042
2018-26	St. Michael's	Provide surge suppressor	2018	Not Started	4,166		-	4,166	4,166
2018-27	St. Michael's	Provide ULC approved fire stops in Mechanical room	2018	Not Started	1,190		-	1,190	1,190
2018-28	St. Michael's	Install fire rated doors in east corridor - 2 units	2018	COMPLETE	4,285	6,053	-	-	-
2018-29	St. Michael's	Replace janitor sink - CANCELLED - Still functional and replacement too high	2018	Cancelled	3,385		-	-	-
2018-30	St. Michael's	Replace domestic water heater	2018	Not Started	4,285		-	4,285	4,285
2018-31	St. Patrick's	Provide system based surge suppressor	2018	Not Started	4,166		-	4,166	4,166
2018-32	St. Patrick's	Replace refrigerant condensing unit	2018	In progress	7,974		7,974	-	7,974
2018-33	St. Patrick's	Replace rooftop AC unit	2018	In progress	161,806	46,206	115,600	-	115,600
2018-34	Monsignor McCoy	Install VCT in Computer lab - Room 607 95 sq m	2018	COMPLETE	4,400	3,941	-	-	-
2018-35	Monsignor McCoy	Install VCT in Room 616 124 sq m	2018	COMPLETE	4,800	5,407	-	-	-
2018-36	Monsignor McCoy	Install VCT in East & West corridors	2018	COMPLETE	40,000	31,908	-	-	-
2018-37	Monsignor McCoy	Install VCT in 2nd floor corridor	2018	COMPLETE	15,000	12,962	-	-	-
2018-38	Monsignor McCoy	Replace boiler	2018	In progress	200,000	170,701	29,299	-	29,299
2018-39	Monsignor McCoy	Modernization unfunded - Included in other 2018-46N, 47N, 48N	2018	Cancelled	1,563		-	-	-
2018-40	All Schools	Interior /Exterior Painting	2018	Cancelled	48,677		-	-	-
2018-40	Monsignor McCoy	Paint classrooms	2018	Painting	11,374	11,374	-	-	-
2018-40	Monsignor McCoy	Paint outside stucco	2018	Painting	6,102	6,102	-	-	-
2018-40	Notre Dame Academy	Paint classrooms & hallways	2018	Painting	15,720	15,720	-	-	-
2018-40	St. Patrick's	Paint classrooms	2018	progress	16,411	16,411	-	-	-
2018-40	St. Mary's	Paint classrooms	2018	progress	1,717	1,717	-	-	-
2018-41N	St. Patrick's	Replace PA system	2016	Painting	6,182	6,182	-	-	-
2018-42N	Mother Teresa	Replace carpet in 3 portables	2018	Cancelled	8,000		-	-	-
2018-43N	Notre Dame Academy	PA system	2018	Not started	10,000		10,000	-	10,000
2018-44N	Notre Dame Academy	Water fountain	2018	COMPLETE	1,521	1,521	-	-	-
2018-45N	St. Patrick's	Expansion of Gym storage	2018	In progress	308,000	71,414	236,587	-	236,587
2018-46N	Monsignor McCoy	Ventilation System	2018	COMPLETE	0	3,699	-	-	-
2018-47N	Monsignor McCoy	Dust collection in shop	2018	COMPLETE	0	4,645	-	-	-
2018-48N	Monsignor McCoy	Roof Leak	2018	COMPLETE	0	9,977	-	-	-
2018-49N	Monsignor McCoy	AHU unit	2018	COMPLETE	0	22,867	-	-	-

**MEDICINE HAT CATHOLIC BOARD OF EDUCATION
IMR DISBURSMENTS: CAPITAL VS EXPENSE
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SCHEDULE 1**

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2018-50N	Monsignor McCoy	Replace window	2018	COMPLETE	0	3,912	-	-	-
2018-51N	Monsignor McCoy	Baseboard Heat	2018	COMPLETE	0	8,479	-	-	-
2018-52N	St. Francis Xavier	Camera Upgrade	2018	COMPLETE	0	15,840	-	-	-
2018-53N	St. Louis	BMS	2018	COMPLETE	0	2,896	-	-	-
2018-54N	St. Mary's	Replace carpet in classrooms	2018	Not Started	-	-	-	10,000	10,000
2018-55N	St. Patrick's	Water Fountain	2018	Not Started	-	-	-	1,998	1,998
2018-56N	Ecole St. John Paul II	Increase sidewalk for barrier free access	2018	COMPLETE	0	17,946	-	-	-
2018-57N	Ecole St. John Paul II	Phone system	2018	COMPLETE	0	2,637	-	-	-
2018-58N	Ecole St. John Paul II	Install perimeter fencing	2018	COMPLETE	0	20,030	-	-	-
2018-59N	St. Francis Xavier	PA System	2018	COMPLETE	0	132	-	-	-
2018-60N	St. Michael's	PA System	2018	COMPLETE	0	1,372	-	-	-
2018-61N	Monsignor McCoy	Wire shop	2018	COMPLETE	0	10,630	-	-	-
2018-62N	Ecole St. John Paul II	Install sinks in T6070 & T6071 modulars	2018	COMPLETE	0	5,284	-	-	-
GST					24,284	-	7,616	2,275	9,891
Totals					1,542,036	917,549	483,596	144,468	628,064

**MEDICINE HAT CATHOLIC BOARD OF EDUCATION
2018 - 2019 IMR PLAN
Schedule 2**

PROJECT #	FACILITY	DESCRIPTION	IMR PLAN YEAR	STATUS AT	Carry-forward to 2018-19		Carry-forward to 2018-19		2018-19		2018-19	
					Capital	Expense	Capital (New Projects)	Expense (New Projects)	Budget	Expense (New Projects)	Budget	Expense (New Projects)
2017-08	Mother Teresa	Install area lighting	2017	Not Started	15,479		15,479					
2017-09	Mother Teresa	Parking Lot - Bus lane	2015	Not Started	5,000		5,000					
2017-21	Notre Dame Academy	Parking Lot (Carried Over From 2012)	2015	Not started	20,000		20,000					
2017-26	St. Francis Xavier	Provide surge suppressor	2017	Not started		4,151	4,151					
2017-35	St. Mary's	Install Whiteboards	2016	Not Started		61,883	61,883					
2017-44	St. Mary's	Sewer main Study	2015	Not Started		3,387	3,387					
2017-58	St. Patrick's	Install BMCS	2015	In progress	36,041		36,041					
2018-15	St. Francis Xavier	Provide barrier free parking stall	2018	Not started		1,190	1,190					
2018-16	St. Francis Xavier	Provide 1 universal barrier free washroom	2018	Not started		10,117	10,117					
2018-17	St. Francis Xavier	Provide ULC approved fire stops	2018	Not started		1,190	1,190					
2018-20	St. Francis Xavier	Replace 7 service sinks	2018	Not started		14,143	14,143					
2018-22	St. Francis Xavier	Replace domestic water heater	2018	Not started		4,285	4,285					
2018-25	St. Michael's	Install door hold devices on fire doors - 2 units	2018	In progress		16,042	16,042					
2018-26	St. Michael's	Provide surge suppressor	2018	Not Started		4,166	4,166					
2018-27	St. Michael's	Provide ULC approved fire stops in Mechanical room	2018	Not Started		1,190	1,190					
2018-30	St. Michael's	Replace domestic water heater	2018	Not Started		4,285	4,285					
2018-31	St. Patrick's	Provide system based surge suppressor	2018	Not Started		4,166	4,166					
2018-32	St. Patrick's	Replace refrigerant condensing unit	2018	Not Started		7,974	7,974					
2018-33	St. Patrick's	Replace rooftop AC unit	2018	In progress	7,974		7,974					
2018-38	Monsignor McCoy	Replace boiler	2018	In progress	115,600		115,600					
2018-43N	Notre Dame Academy	PA system	2018	In progress	29,299		29,299					
2018-45N	St. Patrick's	Expansion of Gym storage	2018	Not started	10,000		10,000					
2018-54N	St. Mary's	Replace carpet in classrooms	2018	In progress	236,587		236,587					
2018-55N	St. Patrick's	Water Fountain	2018	Not Started		10,000	10,000					
2019-01	Monsignor McCoy	Install firestopping at firewall penetrations (approximately 60 lineal meters)	2019	Not Started		1,998	1,998					2,081
2019-02	Mother Teresa	Bus Lane - Re-surface Asphalt Roadway	2019	Not Started						200,000		200,000
2019-03	St. Francis Xavier	Study - Provide Barrier Free Washroom	2019	Not Started						5,000		5,000
2019-04	St. Mary's	1989 Renewal - 12 RTU & 2 AHU	2019	Not Started						400,000		400,000
2019-05	St. Patrick's	Replace Stainless Steel Service Sinks	2019	Not Started						8,591		8,591
2019-06	St. Mary's	Provide Barrier Free Parking Stall	2019	Not Started						1,196		1,196
2019-07	St. Louis	2nd opinion - Study - Repoint mortar and replace damaged brick on the original building.	2019	Not Started						5,000		5,000
2019-08	Notre Dame Academy	Engineering study to Repair crack and flooring.	2019	Not Started						5,000		5,000
2019-09	Monsignor McCoy	Replace Resilient Flooring (approx. 83.61 m ²) Cyber Room	2019	Not Started						6,157		6,157
2019-10	St. Mary's	Replace BMCS	2019	Not Started						194,879		194,879

**MEDICINE HAT CATHOLIC BOARD OF EDUCATION
2018 - 2019 IMR PLAN
Schedule 2**

PROJECT #	FACILITY	DESCRIPTION	IMR PLAN YEAR	STATUS AT	Carry-forward to 2018-19 Capital	Carry-forward to 2018-19 Expense	Carry-forward Budget	2018-19 Capital (New Projects)	2018-19 Expense (New Projects)	2018-19 Budget (New Projects)
2019-11	St. Patrick's	Replace furnaces in portables Replace Mechanical Systems (~185 m2/gfa)	2019	Not Started				40,000		40,000
2019-12	Notre Dame Academy	Replace Video Surveillance	2019	Not Started			30,000		100,000	30,000
2019-13	All Schools	Continue Interior Painting	2019	In progress					5,995	100,000
2019-14	Notre Dame Academy	Water Fountain	2019	Not Started				13,898	2,224	5,995
GST		GST Portions - Budget			7,616	2,275	9,891			16,062
Totals					483,596	144,468	628,064	878,717	141,244	1,019,961