



Date: November 27, 2024 **Agenda Item:** 8.4

To: Board of Trustees

From: Shawna Warren, Superintendent

Originator(s): Sean Nicholson, Associate Superintendent, Corporate Services
Steven Holkham, Director, Facility Services

Subject: **IMR/CMR Report**

Background:

Sturgeon Public School Division serves approximately 70,000 Square Meters across 14 sites that span parts of St. Albert, the majority of Sturgeon County, Morinville, Bon Accord, Gibbons, Redwater and Legal. The Division has four sites that we do not manage the maintenance of. The majority of the Division's schools were built from 1950 to 1980.

The Division receives both Infrastructure Maintenance and Renewal (IMR) & Capital Maintenance and Renewal (CMR) funding to help maintain and repair these buildings.

As per the Funding Manual, IMR and CMR are both targeted grants that may only be used for the purpose for which it is intended. School Jurisdictions may use the funding to:

- A. Ensure school facilities meet all regulatory requirements, particularly as they pertain to providing a safe and healthy learning environment.
- B. Preserve and improve the quality of the learning environment by:
- C. Meet the requirements of children/students requiring specialized supports and services; or
- D. Replace or upgrade building components to improve energy conservation and efficiency to achieve cost savings as a result.

CMR can be spent on similar items but is focused on large scale projects that meet the criteria for capitalization such as whole system replacements or substantial building component replacements.

The report is broken down into three sections:

- 1. Infrastructure Maintenance and Renewal (**IMR**) & Capital Maintenance and Renewal (**CMR**) Funding
- 2. Infrastructure Maintenance and Renewal (IMR) Update
- 3. Capital Maintenance and Renewal (CMR) Update
- 4. Facility Service IMR & CMR Challenges

Infrastructure Maintenance and Renewal (IMR) & Capital Maintenance and Renewal (CMR) Funding

The IMR program is annual funding based on the school year (**September 1 to August 31**), and CMR the Government of Alberta fiscal year (**April 1st to March 31st**) which is allocated to school jurisdictions on a formula basis. IMR/CMR plans address critical maintenance and renewal projects in the Division's facilities.

1. IMR statement of final costs must be submitted to Alberta Education by November 30, of each school year
2. CMR statement of final costs must be submitted to Alberta Education by June 30 of each school year.

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. Below is a list of the funding received over the last five years

School Year	IMR	CMR	Total
2020 - 2021	\$749,737	\$926,844	\$1,676,581
2021 - 2022	\$718,661	\$779,217	\$1,497,878
2022 - 2023	\$700,368	\$483,829	\$1,184,197
2023 - 2024	\$695,683	\$355,263	\$1,050,946
2024 - 2025	\$688,143	\$879,614	\$1,567,757

IMR and CMR funding has declined drastically over the last four years but has increased by over half a million dollars for the 2024-2025 school year.

Infrastructure Maintenance and Renewal (IMR) Update

The Division spent \$622,459 in IMR in the 2023-2024 school year. Provided as an attachment for information is the 2023-2024 Infrastructure Maintenance and Renewal (IMR) Expenditures.

The Division has an opening balance for the 2024-2025 school year of \$401,114 and has been approved for funding in the amount of \$688,143, for a total of \$1,089,257 available for planning.

The Facility Services Team is planning on focusing the IMR funding towards the following project areas:

<u>Project Type</u>	<u>Status</u>	<u>Location</u>	<u>Estimated Costs</u>
PA System Repairs	In Progress	Various Schools	\$175,000
Mechanical Equipment Repairs	Planning	Various Schools	\$95,000
Electrical & Security System Repairs	Planning	Various Schools	\$75,000
Painting	In Progress	Various Schools	\$100,000
Flooring Repairs	Planning	Various Schools	\$100,000
Concrete/Asphalt Repairs	Planning	Various Schools	\$150,000
Minor Exterior Repairs	Planning	Various Schools	\$50,000
Minor Interior Repairs	Planning	Various Schools	\$20,000
Contingency for Emergent Needs	Planning	Various Schools	\$100,000
Total Estimated Costs:		Total	\$865,000

This will leave the Division with a remaining balance of \$224,263 in IMR funding at the end of 2024-2025 if all projects are completed.

Capital Maintenance and Renewal (CMR) Update

The Division spent \$991,641 in CMR in the 2023-2024 school year (**April 1, 2023 to March 31, 2024**). Provided as an attachment for information is the 2023-2024 Capital Maintenance and Renewal (CMR) Expenditures as reported to the Government of Alberta.

The Division has an opening balance for the 2024-2025 school year of \$611,289 and has been approved for funding in the amount of \$879,614, for a total of \$1,490,903 available for planning.

The Facility Services Team is planning on focusing the CMR funding towards the following project areas.

<u>CMR Project Type</u>	<u>Status</u>	<u>Location</u>	<u>Estimated Costs</u>
PA System Replacements	In Progress	Various Schools	\$125,000
Roofing Replacements	Planning	Various Schools	\$250,000
Mechanical System Replacements	Planning	Various Schools	\$175,000
Electrical System Replacements	In Progress	Various Schools	\$75,000
Concrete/Asphalt Replacements	In Progress	Various Schools	\$150,000
Camera Replacement Pilot Project	Planning	Various Schools	\$50,000
Dry System Replacement	In Progress	Guthrie	\$75,000
Contingency	Planning	Various Schools	\$100,000
Total Estimated Costs:			\$1,000,000

This will leave the Division with a remaining balance of \$490,903 in CMR funding at the end of 2024-2025 if all projects are completed.

Facility Service IMR & CMR Challenges

Funding and Construction Cost Increase

From 2021 to 2024, the Division saw a decrease in IMR/CMR funding of \$625,635. This decrease was during a time when construction costs were on the rise and inflation rates were at an all-time high. Recently for the 2024-2025 school year, the Division did see an increase in funding of \$516,811 but this does not even return the Division IMR/CMR funding to the same level as in 2020-2024. This Division's IMR/CMR funding for the 2024-2025 school year is \$1.6M, which is still lower than what was received in 2020-2021 of \$1.7M, despite cost increases.

Age of Infrastructure

Sturgeon Public School Division is experiencing challenges with the amount of funding received annually for the IMR/CMR programs and the Division's needs. The majority of the buildings in the Division were built between the 1950s and 1980s, these buildings require more maintenance and upkeep than newer buildings. Many of our buildings are aging, the electrical/mechanical systems are close to end of life. Aging buildings and systems create a strain on the operations staff and resources by leading to more work orders. Our older buildings require more resources to maintain but the funding does not consider the age of our buildings and we get the same funding for both a new building and an older building.

Capital Project Approval and Utilization

The Division getting a capital project approved would help with the resource drain of our older building. However, this is a large challenge every school division is faced with because each division is competing with one another for capital project approval. In a climate where schools across the province are over capacity, aging buildings with lower utilization are a challenge to get approval. Underutilized buildings still have a certain amount of square meters that the Facility Services team needs to maintain and service. Utilization affects funding but it doesn't consider the fact that these buildings still need to be operated despite low utilization.

Status & Relationship to Superintendent Leadership Quality Standard (SLQS):

This report aligns with the [SLOS](#) in the following way:

COMPETENCY: (1) Building Effective Relationships
INDICATORS: a. collaborating with community and provincial agencies to address the needs of students and their families.

COMPETENCY: (6) School Authority Operations and Resources
INDICATORS: a. providing direction on fiscal and resource management in accordance with all statutory, regulatory and school authority requirements; and
e. establishing data-informed strategic planning and decision-making processes that are responsive to changing contexts.

COMPETENCY:	(7) Supporting Effective Governance
INDICATORS:	e. ensuring that the board's fiscal and resource management is in accordance with all statutory, regulatory and board requirements.

Governance Implications:Education Act

Financial reporting to the Minister

139(1) The fiscal year of a board is September 1 to the following August 31, unless otherwise specified by the Minister.

(2) The board shall, in each year, do the following:

(a) on or before May 31, or another date specified by the Minister, prepare and submit to the Minister a budget for the fiscal year beginning on the following September 1;

(b) on or before November 30, or another date specified by the Minister, submit to the Minister, in the form prescribed by the Minister

Application of funds

143(1) Subject to subsections (3) and (4), any money of a board that is accumulated or acquired for the purpose of capital expenditures must be used only for capital expenditures.

Borrowing

180(1) Subject to subsection (2), a board may borrow to meet operating and capital expenditures only with the prior approval of the Minister.

Use of unexpended debenture proceeds

183(1) If

(a) debentures have been issued for a capital expenditure

Improper application of money borrowed

184(1) If a board uses money that was borrowed for a capital expenditure for a purpose not authorized under section 143 or 183, the persons who were trustees of the board when it approved the improper application of the capital money, whether or not they are still trustees, are jointly and severally liable for the payment to the board of the amount of money applied to the unauthorized use.

Policy 225: Role of the Board

Resource Stewardship

The Board shall ensure effective stewardship of the Board's resources [Education Act s. 33(1)(i)].

Specifically, the Board:

39. Within the context of the strategic plan, approve budget assumptions and establish priorities at the outset of the budget process.

Administrative Procedure 600: Capital Plan Development

All sites in Sturgeon Public Schools shall be maintained at high level as possible within the available resources. Careful planning is a critical part in enabling this to happen.



Administration is prepared to respond to questions at the November 27, 2024, Public Board meeting.

Attachment(s):

1. 2023-2024 Infrastructure Maintenance and Renewal (**IMR**) Expenditures (**September 1 to August 31**)
2. 2023-2024 Capital Maintenance and Renewal (**CMR**) Expenditures(**April 1st to March 31st**)

2023-2024 Infrastructure Maintenance and Renewal (IMR) Expenditures

Location	Project Description	Costs
Bon Accord	BMS System	\$29,326
Bon Accord School	Fire alarm device modernization	\$6,462
Morinville Public School	Washroom Renovation: Tile, Ceilings, LED Lighting, Partitions, Counters and Fixtures	\$121,053
Morinville Public School	Accessibility front doors access repair	\$1,400
Gibbons	Renovate Boys Washroom 107	\$7,464
Gibbons School	Paint and door refresh	\$15,508
Guthrie	AHU/Boiler/AHE	\$13,336
Guthrie School	Dry system replacement	\$24,808
Landing Trail School	Office refresh: painting, floors, T-bar replacement, and LED lighting	\$38,166
Lilian Schick	Classroom Cabinet Upgrades	\$92,532
Lilian Schick	LED Lighting	\$8,311
Lilian Schick School	Painting doors and frames	\$10,673
Lilian Schick School	Library flooring replacement	\$5,787
Morinville Elementary Public	BMS System	\$9,031
Morinville Elementary Public	MPS Locker Reno	\$6,322
Namao	LED Light Repair	\$28,776
Namao	Fence Project	\$19,388
Ochre Park	Ochre Park Bathroom 22-23	\$8,616
Ochre Park School	Replace damaged exterior brick walls	\$2,928
Redwater School	Galvanized pipe replacement	\$44,975
Redwater School	Mech room abatement	\$25,104

Sturgeon Heights	Concrete/Asphalt - Parking Lot Repair	\$9,495
Sturgeon Heights School	Classroom modernizations	\$16,817
Various Schools	Minor Interior Repairs	\$44,767
Various Schools	Fire Systems	\$34,083
Various Schools	Mechanical Repairs	\$22,742
Various Schools	Minor Exterior Repairs	\$4,888
Various Schools	Minor Roofing Repairs	\$4,846
Various Schools	Security Upgrades	\$3,542
Various Schools	LED Lighting	\$1,314
Total Costs		\$662,459

2023-2024 Capital Maintenance and Renewal (CMR) Expenditures

Location	Project Description	Costs
Bon Accord Community School	Roofing Replacement	\$288,409
Four Winds Public School	Gender Neutral Washroom Renovation	\$18,363
Gibbons School	Classroom Reconfiguration	\$33,858
Guthrie School	Heating Ventilating and Air Conditioning (HVAC) Replacement	\$44,430
Guthrie School	BMS Upgrade and replacement	\$87,657
Lilian Schick School	Front Office Renovations	\$6,091
Namao School	Pump Replacement	\$1,178
Namao School	BMS Replacement	\$50,027
Namao School	Gym floor replacement	\$4,062
Ochre Park School	Bathroom Renovation	\$112,042
Redwater School	Bathroom Renovation	\$54,455
Redwater School	Gym floor replacement	\$243,585
Sturgeon Composite High School	Basketball Winch Repair	\$1,165
Sturgeon Composite High School	Concrete & Asphalt Replacement	\$1,908
Sturgeon Heights School	Drywall abatement and T-bar installation	\$44,411
Total Estimated Costs	Total	\$991,641