



## REPORT TO

## REGULAR BOARD

## ELECTRICAL RENEWAL PLAN 2016

*"I can do all this through Him who gives me strength."  
Philippians 4:13 (NIV)*

Created, Draft	First Tabling	Review
October 29, 2015	December 10, 2015	
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<b>RECOMMENDATION REPORT</b>		

**Vision:**

*At Toronto Catholic we transform the world through witness, faith, innovation and action.*

**Mission:**

*The Toronto Catholic District School Board is an inclusive learning community rooted in the love of Christ. We educate students to grow in grace and knowledge and to lead lives of faith, hope and charity.*



G. Poole

Associate Director of Academic Affairs

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Associate Director of Planning and Facilities

Angela Gauthier

Director of Education

## **A. EXECUTIVE SUMMARY**

This report recommends that the Board approve the electrical projects and associated estimated budgets per category as outlined in Appendix A for \$5,490,000.00.

Funds for the noted projects are available in the School Renewal Program under the School Condition Improvement Grant.

## **B. PURPOSE**

1. Board approval is sought to implement a School Renewal program of this magnitude.
2. It is of benefit to the Board to maintain and repair its buildings to insure the value of the capital asset and provide a safe and healthy teaching environment for students and staff. Energy savings and improved operation are generated through the replacement of older components and systems.

## **C. BACKGROUND**

1. A list of schools requiring urgent or high priority improvements was formed in cooperation with Maintenance and Operations staff and school administrators as well as in reference with the Ministry of Education's asset-management database TCPS. Various fire alarm, public address, electrical service, lighting, intrusion and access control systems were identified requiring replacement at various schools. School were selected based on the following criteria:
  - a. A review of the fire alarm system at the twelve (12) schools revealed the following:
    - i. The system is outdated and defective parts are no longer replaceable.
    - ii. Different zones go into alarm due to malfunctioning devices.
    - iii. Systems do not meet current building code requirements.

- b. A review of the lighting at the seven (7) schools revealed the following:
- i. Lamps are inefficient. Wattages range from 175W to 400W. Significant savings can be realized with replacement/retrofit of the fixture.
  - ii. Fixtures are original to the building and the housing requires replacement.
  - iii. Maintenance (i.e. lamp and ballast replacements) on the fixtures is difficult and expensive due to lack of access to the fixtures.
  - iv. Lighting levels are poor.
  - v. Efficient lighting controls are not present.
- c. A review of the public address (PA) system at the seven (7) schools revealed the following:
- i. The existing systems are outdated, and defective components are no longer replaceable.
  - ii. The current system does not meet Board standards.
- d. A review of the intrusion and access control systems at fifty three (53) revealed the following:
- i. The existing systems have surpassed end of life and defective components are no longer available for replacement.
  - ii. New zones cannot be added and programming of panels are very difficult.
  - iii. Communication between security and the monitoring station are often delayed.
  - iv. Programming of staff cards can only be done on site.
2. Based on other similar recently completed projects and the cost estimates from TCPS, the estimated the budgets required for these projects are summarized below:

Fire Alarm	\$ 1,660,000.00
Lighting	\$ 710,000.00
Public Address	\$ 980,000.00
Intrusion and Access Control	\$ 1,520,000.00
Power	\$ 620,000.00
<b>Total</b>	<b>\$ 5,490,000.00</b>

3. Funds are available from the EDU's School Condition Improvement (SCI) Grant, as detailed in the *Memorandum 2015: SB04*, "boards must continue to use SCI funding on depreciable renewal expenditures in schools that are expected to remain open and operating for at least five years. Boards should use the funding to address renewal priorities of the board, including addressing health and safety, replacing and repairing building components, improving the energy efficiency of schools, and improving accessibility. Boards are not to use this funding to expand the size of schools, build new schools, or to service debt."
4. As of 2015, the Board has received \$18,140,299.00 in School Condition Improvement funding, in addition to the regular School Renewal funding. The electrical and life safety work recommended in this report totalling \$5.49M represents 31.0% of the School Condition Improvement Grant. The electrical work approved in the 2014-2016 Renewal Program, currently underway, represented 36.0% of the School Condition Improvement Grant.
5. Schools listed in Appendix A were reviewed by the Board's Planning department. The projects for St. Michael Choir Catholic Secondary School and Blessed Cardinal Newman Catholic High School (Intrusion Security and Control Access), and St. Benedict Catholic School (Fire Alarm), are recommended for 2016, despite the proposed plans to rebuild these schools (approved funding/project for Blessed Cardinal Newman has been received from the EDU) as the work is urgent due to the poor condition of the systems which cannot be repaired. Components from these new systems can be salvaged and re-used at other schools.

## D. VISION

VISION	PRINCIPLES	GOALS
To provide stewardship of Board resources and ensure fiscal responsibility.	Undertake critical building upgrades identified through the school inspections and the Ministry Asset Management Database; Align investment in the	To maintain the value of the Board's capital assets and provide a safe and healthy learning environment for students and staff.

VISION	PRINCIPLES	GOALS
	Board's capital assets with multi-year strategic plan and long term accommodation plan.	

## **E. METRICS AND ACCOUNTABILITY**

1. The energy related projects such as Lighting Retrofits will be monitored through the Board's Energy Consumption Database.
2. Updates to the Ministry Facilities database (TCPS) will be done upon approval and completion of each project.

## **F. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN**

1. Upon approval of this report, Facilities Staff persons will contact the school principals and Area Superintendents to provide information regarding the scope of work and timelines for the work.
2. Further meetings and communication to the school community by letter and via the Board's Renewal website will be provided to the school principal when the consultants are appointed to develop the tender document and prior to construction, to provide further information regarding the scope and timelines.

## **G. STAFF RECOMMENDATION**

1. That the electrical and life safety projects and associated estimated budgets for an estimated total of \$5,490,000.00 as outlined in Appendix A be approved.
2. That the funding for the noted projects be made available in the School Renewal Program under the School Condition Improvement Grant.