



# **AGENDA**

**Lethbridge School Division  
School Board  
Special Meeting**

**Friday, March 26, 2021**

**Microsoft Teams**

**11:00 A.M.**

- 1. Approval of the Agenda**
- 2. Performance Infrastructure Program** Enclosure #2
- 3. Adjournment**

## MEMORANDUM

March 26, 2021

To: Board of Trustees

From: Christine Lee, Associate Superintendent, Business Affairs

**RE: Performance Infrastructure Program**

### Background

On July 20, 2020 by way of Special Meeting, the Board of Trustees approved the awarding of RFP for Energy and Infrastructure Improvement Projects to Johnson Controls. See Board Memo attached.

Lethbridge School Division Facility Services has been working with Johnson Controls on Technical energy audits to determine scope of the project. Johnson Controls has tendered the project and has provided a financial summary scenario for consideration.

The initial business case of a comprehensive energy replacement project that will impact 9 schools is approximately \$4.1 million. These projects would be funded through Infrastructure Maintenance and Renewal (IMR) funds that have been deferred for this project.

Further Shovel Ready projects have been provided that could be funded by 2021-2022 Capital Maintenance and Renewal (CMR) funding from the Province once the available funding has been announced. These projects are estimated to be around \$3.6 million.

It is estimated that the school division would save more than \$200,000 annually on utility costs, have created 51 jobs, and a local economic impact of \$12.4 million when the full project is completed.

Facility Services is still assessing each project and some projects may be interchanged within the listings.

Administration is seeking high level Board approval to engage in a contract with Johnson Controls for the Comprehensive Project of approximately \$4.1 million to be funded by IMR and with approval to amend the contract for approximately \$3.6 million should adequate CMR funding be approved.

### Recommendation

The Board approves that administration may enter into a contract with Johnson Controls LLP for the Performance Infrastructure Program as presented under the condition that these projects are funded through available IMR and CMR funding available.

Respectfully submitted,  
Christine Lee



## MEMORANDUM

July 20<sup>th</sup>, 2020

To: Board of Trustees

From: Christine Lee, Associate Superintendent, Business Affairs

RE: RFP FS02-2020 Energy and Infrastructure Improvement Projects

### Background

#### About the Project:

Lethbridge School Division has received approval under Capital Maintenance Renewal (CMR) stimulus funding to perform energy and infrastructure improvements.

A Request for Proposal (RFP) was issued to seek proposals from interested Energy Services Companies capable of providing comprehensive energy management and infrastructure-related capital improvement services.

The goal of the project is to create energy and water savings, reduction of greenhouse gas emissions, reduce utility and operating costs and improve capital infrastructure. Some of the energy improvements may include LED Lighting upgrades, boiler replacements, building envelop upgrades, gym ventilation and controls upgrades.

#### Evaluation of the RFP:

The RFP requested information to determine who will be the best partner for these projects. The project has three phases that are included in the RFP. The partner, along with providing information on their experience and qualifications, provided their technical approach and the cost of the *Investment Grade Audit* that will be required to initiate the project.

The first phase of the project is the *Technical Energy Audit* and Project Proposal phase to identify and evaluate cost saving measures and project scope. The second phase is the construction/implementation/commissioning and financing phase which determines the costs for construction and services. The third phase is the post construction guarantee and monitoring to ensure energy savings are met. The estimated scope of the project which will be funded through a combination of IMR and CMR grant funding is \$4 million.

The evaluation of the RFP was based on overall response strength to the proposal criteria. Evaluation of the proposals were conducted by Daniel Heaton, Director of Facility Services, Christine Lee, Associate Superintendent Business Affairs and representatives from Energy Associates International who have expertise in energy management. Qualifications and technical approach were weighted more heavily than the price of the technical audit as the technical audit is a small cost component to the overall project scope. The successful proponent will be responsible for all procurement process related to equipment and contracted work of the project.

**Successful Proponent:**

The successful proponent after the team's evaluation was **Johnson Controls Canada LP**. Johnson Controls Canada has a strong K-12 experience with these types of projects in Alberta, has a dedicated team in Lethbridge, and had the overall strongest response rate to the established criteria in the RFP.

The Johnson Controls Canada LP proposal was also the lowest bid at a cost of \$45,000 (including GST).

**Recommendation**

**It is recommended that the board approve Johnson Controls Canada LP as the successful proponent for the Energy and Infrastructure Improvement project in the amount of \$45,000 including GST.**

Respectfully submitted,

**Christine Lee, Associate Superintendent, Business Affairs**