

## LEGISLATIVE RETURN

SUBMITTED BY: ~~Highways and Public Works~~

*Minister Mostyn*



1. On November 2, 2017, the Member for Takhini-Kopper King

x asked the following question during the Oral Question Period at page(s) 1470-1471 of *Hansard*

submitted the following written question – WQ No. \_\_\_\_\_

gave notice of the following motion for the production of papers – MPP No. \_\_\_\_\_

RE: Government building maintenance

- Can the minister tell this House whether this other school [Porter Creek Secondary School] has had battery-operated emergency lighting installed and have all other Yukon schools been assessed to ensure that no others have similar problems?
- What progress has been made by the department to address the recommendations of the Auditor General around the assessment of government-owned buildings and when will it address high priority deficiencies?
- Will the minister tell this House what progress has been made on the investigation of the remaining 54 buildings vulnerable to permafrost?

The response is as follows:

- **Emergency lighting at Porter Creek school:** Following the events at École Émilie Tremblay, we investigated Porter Creek Secondary School to confirm that it was not relying on a generator to provide power to lights in an emergency. Porter Creek school has battery-powered emergency back-up lighting throughout the school. We are not aware of any other schools using generators to provide power to lights in an emergency.
- **Progress on OAG recommendations and addressing high priority deficiencies:** Please see attached table.
- **Buildings vulnerable to permafrost:** In June 2017, we initiated a project to visit each community and assess buildings located on permafrost. Our goal is to implement a long-term monitoring program and action plan for these buildings. To date 62% of our buildings vulnerable to permafrost degradation have been assessed, including all of those previously identified as affected by permafrost degradation. A report is expected in December 2017 which will set out our long-term monitoring program and action plan.

Date

*17/11/9*

Signature

OAG Capital Asset Management Report – Yukon Government Action Plan

Highways and Public Works

Recommendation	Department Response	Lead	Actions	Timing	Status	Success Measures	Updates and Next Steps
<b>31. Follow-up to 2012 Recommendation.</b> Review Building and Equipment Maintenance Policy to clarify roles and responsibilities for funding and carrying out building inspections.	Agreed.	HPW Policy and Communications	<ul style="list-style-type: none"> <li>Update Building and Equipment Maintenance Policy (GAM 2.8)</li> </ul>	March 31, 2018	On track	<ul style="list-style-type: none"> <li>Approval of revised Building and Equipment Maintenance Policy (GAM 2.8)</li> </ul>	<ul style="list-style-type: none"> <li>Management Board approved revised policy as presented</li> <li>HPW has been directed to further revise the policy and return for final approval</li> </ul>
<b>32. Recommendation.</b> Complete all planned building condition assessments, verify the data and then incorporate this information into building maintenance planning. Share the information with program departments. Decide how and when it will address high priority deficiencies identified in the assessments.	Agreed. HPW will: <ul style="list-style-type: none"> <li>Verify all data</li> <li>Follow a systematic process for identifying capital maintenance projects using assessment data</li> <li>Share information with departments once data verification is complete</li> <li>Carry out regular building condition assessments in blocks to update the portfolio every five years</li> <li>Incorporate additional data including energy use and other specialized assessments</li> </ul>	RCAP	<ul style="list-style-type: none"> <li>Complete building assessments for buildings over 100 m<sup>2</sup> that have building systems</li> </ul>	September 30, 2016	Complete	<ul style="list-style-type: none"> <li>Baseline building condition assessments complete</li> <li>Information entered into VFA database</li> </ul>	<ul style="list-style-type: none"> <li>Assessments complete for all 268 buildings that meet criteria</li> </ul>
		RCAP	<ul style="list-style-type: none"> <li>Verify all existing data in building condition database</li> <li>Develop a systematic process for identifying capital maintenance projects using building condition assessment data</li> </ul>	August 30, 2017 (for 2018-19 budget cycle)	Complete	<ul style="list-style-type: none"> <li>For 2018-19 budget a selection of high priority building maintenance projects will be identified using VFA data</li> </ul>	<ul style="list-style-type: none"> <li>Building condition data has been used to generate a list of maintenance requirements. These have been verified, scored and combined with the list of already existing projects.</li> <li>Combined project list has been ranked and used to create the 2018-19 capital maintenance budget submission</li> </ul>
		RCAP	<ul style="list-style-type: none"> <li>Share data with all departments</li> </ul>	Fall 2017	On track	<ul style="list-style-type: none"> <li>Department clients will have access to VFA reports</li> </ul>	<ul style="list-style-type: none"> <li>Developing data-sharing tools for clients</li> </ul>
		RCAP	<ul style="list-style-type: none"> <li>Incorporate energy use and other data into building condition database</li> </ul>	March 31, 2019	On track	<ul style="list-style-type: none"> <li>VFA database will include building energy use data, seismic data, where available</li> </ul>	<ul style="list-style-type: none"> <li>Reports will be stored in VFA as documents attached to building number</li> </ul>
<b>38. Recommendation.</b> Evaluate government buildings that are at risk of impacts from permafrost to determine the potential risk, damage, and repair or replacement cost. Develop an	Agreed. HPW will: <ul style="list-style-type: none"> <li>Consider the effects of thaw-sensitive permafrost degradation on buildings at risk</li> <li>Consider the design, assessment, maintenance</li> </ul>	RCAP	<ul style="list-style-type: none"> <li>Re-assess the entire building portfolio</li> </ul>	March 31, 2022	On track	<ul style="list-style-type: none"> <li>All buildings re-assessed</li> <li>Information for new buildings is added to VFA database as they are constructed</li> </ul>	<ul style="list-style-type: none"> <li>Planning underway to begin re-assessments next summer. Will be a four-year cycle (25% each year).</li> <li>Following cycles will be five years (20%)</li> </ul>
		PMD Working Group	<ul style="list-style-type: none"> <li>Include permafrost considerations in building design standards that are currently under development</li> </ul>	March 31, 2018	On track	<ul style="list-style-type: none"> <li>Complete a comprehensive building standards manual that includes considerations to follow when building in permafrost zones</li> <li>All building maintenance, renovation and construction will follow the guidelines issued in the manual</li> </ul>	<ul style="list-style-type: none"> <li>Contract has been awarded and work is underway</li> <li>First draft expected before end of 2017</li> </ul>

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Recommendation	Department Response	Lead	Actions	Timing	Status	Success Measures	Updates and Next Steps
action plan for permafrost risks.	and remediation of those buildings that may be vulnerable	RCAP	<ul style="list-style-type: none"> <li>Carry out screening-level structural assessments as part of the next building condition assessment process cycle</li> </ul>	March 31, 2022	On track	<ul style="list-style-type: none"> <li>Next round of re-assessments includes permafrost screening</li> </ul>	<ul style="list-style-type: none"> <li>Planning underway for next round of assessments (see above)</li> </ul>
	<ul style="list-style-type: none"> <li>Include permafrost considerations in building design standards</li> <li>Carry out screening-level structural assessments as part of regular building condition assessment process</li> <li>Undertake repairs or remediation as required</li> </ul>	RCAP	<ul style="list-style-type: none"> <li>Develop a monitoring and assessment plan for Yukon government buildings located on permafrost.</li> </ul>	December 31, 2017	On track	<ul style="list-style-type: none"> <li>Long-term monitoring and remediation plan is in place</li> <li>All buildings located on permafrost are monitored appropriately</li> </ul>	<ul style="list-style-type: none"> <li>Consultant has been hired to develop an action plan with recommendations for monitoring, mitigation and remediation</li> <li>102 buildings in 7 communities have been assessed</li> </ul>
<p><b>57. Recommendation.</b> HPW, EDU and HSS should make it a priority to work with the appropriate organizations to develop a radon management, testing and remediation strategy for their buildings.</p>	<p>Agreed. HPW, EDU and HSS will:</p> <ul style="list-style-type: none"> <li>Work with appropriate organizations on a corporate radon management program that includes testing and remediation consistent with OH&amp;S regulations and corporate health and safety management program. Will be completed in 2017-18.</li> </ul>	HPW Corporate Safety Advisor	<p>A <i>Radon Guideline</i> is being drafted by the <i>Health, Safety Implementation Subcommittee</i> of PSC. Highways and Public Works (HPW) has been participating in the development and review of the guideline. Currently awaiting completion and submission to the <i>Health and Safety Leadership Committee</i> for review and approval. The guideline includes requirements for testing and remediation that will be consistent with the requirements of the <i>Yukon Occupation Health and Safety Act; Policy 3.48</i> (Corporate Health and Safety) in the GAM; <i>Health Canada Guide for Radon Measurements in Public Buildings</i>; and the <i>Canadian - National Radon Proficiency Program</i>. The guideline is expected to be completed and in use in the Fall of 2017.</p>	Fall 2017	Complete	<ul style="list-style-type: none"> <li><i>Radon Guideline</i> approved and implemented</li> </ul>	<ul style="list-style-type: none"> <li>Guideline approved September 2017</li> </ul>

Complete	In progress/On track	Delayed/On Hold
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<p><b>58. Recommendation.</b> HPW, EDU and HSS should have detailed records of all radon testing that has been conducted in buildings they control. Records should include testing dates, exact locations, radon levels, remediation actions and whether employees were notified.</p>	<p>Agreed. HPW, EDU and H&amp;SS will:</p> <ul style="list-style-type: none"> <li>Maintain detailed records of radon testing for consistent with OH&amp;S regulations, GAM 3.48 and the <i>Radon Guideline</i>.</li> </ul>	HPW Corporate Safety Advisor	<ul style="list-style-type: none"> <li>Testing is underway in buildings with HPW employees. Buildings that show elevated levels will receive additional testing and/or remediation as appropriate.</li> <li>Detailed records are being compiled in accordance with recommendation.</li> </ul>	February 2017  Ongoing	Complete	<ul style="list-style-type: none"> <li>Highways and Public Works adheres to the Radon Guideline when it comes to radon monitoring and management, including loading results into the Parklane System</li> <li>Highways and Public Works carries out remediation activities in government buildings consistent with <i>Radon Guideline</i>.</li> </ul>	<ul style="list-style-type: none"> <li>HPW is testing buildings under its custody and control, maintaining records internally and forwarding results to PSC to be housed in the Parklane system</li> <li>In the past two years HPW has completed six radon remediation projects across government with additional projects expected as departments continue to test their buildings</li> </ul>
<p><b>72. Recommendation.</b> To ensure that funding goes to the highest priority projects HPW should, in consultation with departments, exercise its authority and follow established project prioritization processes, including prioritizing only those projects that meet the definition of building maintenance.</p>	<p>Agreed. HPW will:</p> <ul style="list-style-type: none"> <li>Follow established processes where it has the authority and obligation for planning and implementing capital maintenance projects</li> <li>Update Building and Equipment Maintenance Policy to clarify building maintenance vs. program specific equipment</li> </ul>	HPW Policy  RCAP	<ul style="list-style-type: none"> <li>Update Building and Equipment Maintenance Policy (GAM 2.8)</li> <li>All building maintenance projects will be scored, prioritized and consistent with the Building and Equipment Maintenance Policy</li> </ul>	See #31 above  Ongoing	On track  Complete	<ul style="list-style-type: none"> <li>See #31 above</li> <li>100% of building maintenance projects completed each year are scored and prioritized</li> </ul>	<ul style="list-style-type: none"> <li>See #31 above</li> <li>To date 100% of all projects have been scored and prioritized</li> </ul>
<p><b>86. Recommendation.</b> Verify building condition assessment data and use it, along with other information, to identify buildings for capital development. It should use this information to develop a long-term action plan to prioritize the replacement, consolidation and demolition of government owned buildings.</p>	<p>Agreed. HPW will:</p> <ul style="list-style-type: none"> <li>Integrate assessment data into its long term capital planning process</li> <li>Work with HSS and EDU on long-term capital plans</li> <li>In 2017-18 begin a comprehensive, portfolio-wide process for long term asset management planning including the replacement, rehabilitation, consolidation and demolition of YG buildings using VFA data.</li> </ul>	HPW Policy	<ul style="list-style-type: none"> <li>Carry out a systemic design process for capital maintenance with client departments with external consultant</li> </ul>	March 31, 2018	On track	<ul style="list-style-type: none"> <li>Workshop completed Feb. 2017</li> <li>All action items arising from the workshop completed</li> <li>Capital maintenance process is more efficient and client focused</li> </ul>	<ul style="list-style-type: none"> <li>Capital maintenance process is being revised based on workshop outcomes</li> </ul>
		RCAP	<ul style="list-style-type: none"> <li>Complete long term capital plans for HSS and EDU</li> </ul>	March 31, 2018	On track	<ul style="list-style-type: none"> <li>Standard process, template for completing long-term capital plans developed</li> <li>Multi-year capital plan completed for Education and Health and Social Services</li> <li>Highest priority buildings are identified based on condition assessment data</li> </ul>	<ul style="list-style-type: none"> <li>Developing a long term capital asset planning framework for government</li> <li>Planning process underway with Education, HSS, CS and HPW</li> </ul>
		RCAP	<ul style="list-style-type: none"> <li>Complete a portfolio-wide long term capital plan based on building condition assessments and other data</li> </ul>	March 31, 2018	On track	<ul style="list-style-type: none"> <li>Multi-year capital plan completed for the entire building portfolio</li> <li>Highest priority buildings are identified based on condition assessment data</li> </ul>	<ul style="list-style-type: none"> <li>Five-year capital plan is being developed</li> </ul>