

November 13, 2007

To: Executive Committee

From: Budget Committee

Subject: Adjustments to Approved Cash Flows, Facilities and Real Estate Division's 2007 Approved Capital Budget (All Wards)

Recommendation:

The Budget Committee recommended to the Executive Committee that:

- 1. City Council authorize the reallocation of funding for the Facilities and Real Estate Division's (F&RE) 2007 Approved Capital Budget, totalling \$710,000, as outlined in "Schedule A" of the report.**

Background:

The Budget Committee on October 13, 2007, considered a report (October 26, 2007) from the Deputy City Manager and Chief Financial Officer, entitled. "Adjustments to Approved Cash Flows, Facilities and Real Estate Division's 2007 Approved Capital Budget."

for City Clerk

Merle MacDonald/acf
Item BU20-7



STAFF REPORT ACTION REQUIRED

Adjustments to Approved Cash Flows. Facilities & Real Estate Division's 2007 Approved Capital Budget

Date:	October 26, 2007
To:	Budget Committee
From:	Chief Corporate Officer
Wards:	All
Reference Number:	P:\2007\Internal Services\F&re\BC07100F&re – (AFS 6147)

SUMMARY

This report requests Council's authority to adjust the cashflow for the approved projects in the 2007 Approved Capital Plan.

Re-allocation of \$710,000 is required to complete two capital projects. One is the heating, ventilation, and air conditioning work for the Council Chamber at City Hall. The other is the exterior work for the reflecting pool at North York Civic Centre. Council's authority will ensure that the work will: (1) suit the Council Chamber's summer shutdown schedule in 2008; and (2) the exterior work at North York Civic Centre will be completed before winter.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the reallocation of funding for the Facilities and Real Estate Division's (F&RE) 2007 Approved Capital Budget, totalling \$710,000, as outlined in the attached "Schedule A".

Financial Impact

Approval of this report will result in a re-allocation of \$710,000 of funding approved in the Facilities and Real Estate Division's 2007 Approved Capital Budget; no additional funding requirements have been requested.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The original funding for all capital projects requiring reallocation of funds was approved as a part of the 2007 Capital Budget for Facilities and Real Estate (approved by City Council on March 7, 2007).

ISSUE BACKGROUND

Heating, Ventilation, and Air Conditioning – Council Chamber

The existing heating, ventilation, and air conditioning system in the Council Chamber is currently problematic and difficult to control. Due to the complexity of the working environment and a tight Council working schedule, double shift of work force is required. In addition, escalation of metal prices has resulted in a high bid price. Surplus funds from the other projects were not available in time to transfer to this account until now. The work is time sensitive and the contract must be awarded in order that the preparation work can commence in time to meet the Council recess in 2008 (from July to September). Therefore, it is recommended the surplus funds from the projects as outlined in Schedule A be re-allocated to this account.

North York Civic Centre

Re-allocation of surplus funds from other capital projects is required to complete the repairs to the reflecting pool at Mel Lastman Square. The repairs include crack repairs, shot blasting, waterproofing, and completely remove and replace the damaged concrete surrounding the pool. Surplus funds from the other projects were not available in time to transfer to this account until now. The work is weather dependent and the contract must be awarded in order that the work be completed before winter.

COMMENTS

The work for the Council Chamber and the reflecting pool at North York Civic Centre was tendered and quotations received were over the approved budget amount. These projects are time-sensitive and high priority. The attached Schedule A details specific re-allocation requests.

CONTACT

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Schedule A



Facilities and Real Estate
Request for Reallocation of Funds
Date: Oct. 30, 2007

Schedule "A"

Sub-Project Name	Sub-Project (WBS No.)	Reallocate:	Comment
Replace Cooling Tower at Etobicoke CC	CCA 147-44	5,000	The project is completed. Unspent fund is available
Replace Block "A" S/A Fans in 150 Borough Dr.	CCA 160-03	49,000	Tender price is less than budget. Contract awarded and construction is in progress. Un-committed funds available
Removal of Existing Water Tower at 4040 Lawrence E.	CCA 159-02	76,000	The project is substantially completed. Unspent und is available
Alternate Power Modification at 703 Don Mills Rd.	CCA 147-56	120,000	The project is substantially completed. Unspent fund is available
Various Police Locations-Renew Exterior Signage of Police Services facilities to current City of Toronto specs	CCA 148-01	7,000	The project is completed. Unspent fund is available
1300 Sheppard Avenue West-Replace Lower Flat Roofs and Repair Valley at Shingled Roofs	CCA 158-08	20,000	Project is 45% complete. Un-committed funds available
Replace A/C Unit #40 at City Hall	CCA 147-01	51,000	The project is completed. Unspent fund is available
Replace Ch. Water & Cond. Water Pumps in 150 Borough Dr.	CCA 160-08	31,000	Tender price is less than budget. Contract awarded and construction is in progress. Un-committed funds available
91 Front St. East. Replace A/C # 2 & #3 - phase 2 construction includes truss reinforcements	CCA 147-03	249,000	The project is completed. Unspent fund is available
3699 Bloor St West-Renew All Asphalted Areas Including Curbs & Catch Basins' Height Adjustment	CCA 163-05	80,500	Market Conditions resulting in lower bids. Surplus funds will be available when commitment is reduced
200 Trethewey Dr-Replacement of Roofing Membrane	CCA 158-06	16,500	Contract awarded remaining funds are surplus
150 Borough Drive-Renew interior finishes - phase 1 of 3	CCA 161-02	5,000	The project is completed. Unspent fund is available
Reallocate Subtotal	Total	710,000	

Sub-Project Name	Sub-Project (WBS No.)	To:	Comment
100 Queen St. West. Council Chamber HVAC	CCA 147-22	461,000	Due to the complexity of the working environment and a tight Council working schedule, double shift of work force is required. In addition, escalation of metal prices has resulted in a high bid price. Surplus funds from the other projects were not available in time to transfer to this account until now. The work is time sensitive and the contract award must be done before June 15 so that the work can be completed during the Council vacation session from July 22 to Sept. 23. The existing HVAC system in the Council Chamber is currently problematic and difficult to control. Therefore, it is recommended the surplus funds from the projects as mentioned above be transferred to this account so that the contract can be awarded. Preparation work can be initiated to meet the construction for the next Council Chamber shutdown schedule in July, 2008.
5100 Yonge Street-Replace underground electrical power feed for lighting throughout the Square - design 2006, constr. 2007	CCA 147-51	124,500	Complete repairs to cracks in the reflective pool, including shot blasting and waterproofing as per specifications. Also, complete removal and replacement of damaged concrete surrounding the pool. This item was removed from the original contract for lack of funds in the original budget.
5100 Yonge Street-Replace walkway lighting fixtures throughout the Square - design 2006, constr. 2007	CCA 147-52	124,500	Complete repairs to cracks and damaged concrete. Also, complete removal and replacement of damaged concrete in walkways throughout the square. This item was removed from the original contract because of lack of funding in the original budget.
Overbudget Subtotal	Total	710,000	

Note:
The "Reallocate Subtotal" and the "Overbudget Subtotal" must be equal.