

Facilities Management and Real Estate – 2010 Capital Plan Adjustments

Date:	March 2, 2010
To:	Budget Committee
From:	Chief Corporate Officer
Wards:	Various
Reference Number:	P:\2010\Internal Services\Fac\Bc10005Fac- (AFS 11678)

SUMMARY

The purpose of this report is to request Council's authority to amend the Facilities Management and Real Estate capital program's approved 2010 cash flow plan. The reallocation will have a zero net impact corporately and will better align 2010 cash flows with the Division's program requirements.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the reallocation of funds in the 2010 approved Facilities Management and Real Estate capital budget in the amount of \$1.351 million, as illustrated in appendix 1 attached, with zero gross and net impact.

Financial Impact

There are no additional costs to the City as a result of approval of this report.

The approval of this report will result in the reallocation of 2010 approved cash flows in the total amount of \$1.351 million (see appendix 1). It will also authorize the spending in four previously approved capital projects, which had no approved cash flows in 2010, but require additional funding due to unforeseen circumstances (see comments in appendix 1). These amendments will have a zero net impact on Facilities and Real Estate's total approved 2010 Capital Budget and 2011-2019 Capital Plan.

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

DECISION HISTORY

The 2010 capital budget for Facilities Management and Real Estate, with a 2010 cash flow of \$67.987 million and 2009 carry-forward funding of \$6.659 million, was approved by City Council at its meeting on December 8, 2009.

<http://www.toronto.ca/legdocs/mmis/2009/cc/decisions/2009-12-08-cc44-dd.htm>

ISSUE BACKGROUND

Additional funding is required for three sub-projects at 5100 Yonge Street related to the replacement of the restroom facilities, the repair of the pedestrian bridge north of the Civic Centre and the parking garage ventilation system. Each of these projects were to be completed in 2009, however due to unforeseen site conditions additional funding is required in 2010 to complete.

Emergency repairs are required at 91 Front St. for work related to barrier free access improvements and the fire suppression system. These repairs will require after hours work in order for prompt completion and to minimize the risk to the public. Also, additional TSSA requirements for work being done at 100 Queen to replace the fuel tank piping, pumps and inventory systems resulted in the need for additional funds to complete the sub-project.

Lastly, unforeseen site conditions at Swansea Town Hall and higher than anticipated estimates for the roof replacement at St. Lawrence Hall, have resulted in a need for additional funding to complete these sub-projects.

COMMENTS

Facilities Management require the amendment to the 2010 cash flows of a number of sub-projects to better align cash flows with the Division's program requirements. Funds are available in a number of sub-projects as a result of completion under the original planned amount. Also, funds dedicated for emergency purposes will also be utilized in sub-projects where additional funding is required to complete. If these adjustments are not approved, life safety and barrier free issues will not be addressed, TSSA regulations will not be met, and funds will not be utilize in an efficient manner to ensure proper project completion.

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix 1 – Facilities Management and Real Estate – 2010 Capital Budget Adjustments



Appendix 1
Facilities Management and Real Estate
2010 Capital Budget Adjustments - 1st Quarter
For the Year Ended December 31, 2010
(\$ Million)

CAPTOR #	SAP #	Sub-project Description	Project Cost	2010		Total		Reason for Change
				Gross Expenditure	Debt Funding	Gross Expenditure	Debt Funding	
<u>Facilities Management and Real Estate</u>								
<i>Budget adjustment is required in order to reallocate funds from sub-projects that will be complete under budget, to those where additional funds are required to complete and implement work. This will better align 2010 cash flows to meet the divisions operational requirements.</i>								
FAC000075-63	CCA117-02	703 Don Mills Replacement of windows	(0.058)	(0.058)	0.000	(0.058)	0.000	The project is complete, under budget.
FAC906395-644	CCA182-06	Various locations-renew M&E components fire alarm	(0.420)	(0.420)	0.000	(0.420)	0.000	The replacement of the Fire Alarm system at 91 Front St. will not require all funding as originally anticipated.
FAC906395-625	CCA182-03	150 Borough Drive-M & E component renewal at SCC	(0.128)	(0.128)	0.000	(0.128)	0.000	Project can be completed under budget.
FAC906399-23	CCA185-01	Var loc-facilities-Emergency Capital Repairs	(0.745)	(0.745)	0.745	(0.745)	0.745	Emergency funds to be used to cover additional costs amongst various other sub-projects.
FAC906397-35	CCA161-06	5100 YongeSt-Repl.restroom facilities	0.078	0.078	0.000	0.078	0.000	Additional funds required to amend the PO to complete various renovations made up of concrete repair to the pedestrian bridge, water proofing to the pedestrian bridge, mechanical ventilation of the parking garage, elevator modification, electrical modification in the corridors, and complete washroom replacement. This sub-project did not have any planned cash flows in 2010.



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				Gross Expenditure	Debt Funding	Gross Expenditure	Debt Funding	
FAC906394-52	CCA159-06	5100 Yonge Street-Repair expansion joints of pedestrian bridge north of the Civic Centre	0.043	0.043	0.000	0.043	0.000	Additional funds required to amend the PO to complete various renovations made up of concrete repair to the pedestrian bridge, water proofing to the pedestrian bridge, mechanical ventilation of the parking garage, elevator modification, electrical modification in the corridors, and complete washroom replacement. This sub-project did not have any planned cash flows in 2010.
FAC906395-63	CCA160-11	5100 Yonge Street-Replace staff parking garage ventilation system	0.057	0.057	0.000	0.057	0.000	Additional funds required to amend the PO to complete various renovations made up of concrete repair to the pedestrian bridge, water proofing to the pedestrian bridge, mechanical ventilation of the parking garage, elevator modification, electrical modification in the corridors, and complete washroom replacement. This sub-project did not have any planned cash flows in 2010.
FAC906395-462	CCA160-37	100 Queen St. West-Replace fuel tank piping, pumps and inventory system	0.045	0.045	(0.045)	0.045	(0.045)	Scope of work at 100 Queen St West is greater due to requirements of Technical Safety Standards Authority (TSSA - regulatory issue). This sub-project did not have any planned cash flows in 2010.



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(\$ Million)

CAPTOR #	SAP #	Sub-project Description	Project Cost	2010		Total		Reason for Change
				Gross Expenditure	Debt Funding	Gross Expenditure	Debt Funding	
FAC906395-638	CCA182-05	Various Locations-renewal of elevator components	0.245	0.245	(0.245)	0.245	(0.245)	Additional scope of work required on the passenger elevator related to barrier free access improvements at 91 Front St. requires after hours premium work and has resulted in additional costs to complete the project.
FAC906395-650	CCA182-08	91 Front St. East-Replace cooling tower&cast iron	0.366	0.366	(0.366)	0.366	(0.366)	Fire suppression system requires evening premium work, which has resulted in additional costs to complete the project.
FAC906395-34	CCA172-02	95 LaviniaAve-Replace A/C, Constr #1,2,3,5, 6 &7	0.269	0.269	0.000	0.269	0.000	An additional activity room at this location is beneficial as there is currently only one activity room, and this space will experience greater than normal use and will require frequent repair and refurbishment. Replacement of Rooftop Air Conditioning Units A/C # 1, 2, 3, 5, 6 & 7 is now recommended as a result of this additional room.
FAC906393-50	CCA188-02	157 King St E-Replace Slate Roofing	0.249	0.249	(0.089)	0.249	(0.089)	Consultant estimate of work exceeds original budget, therefore additional funds are required to proceed with project implementation.
Total for Facilities and Real Estate			0.000	0.000	0.000	0.000	0.000	