

Facilities Management 2010 Capital Budget and Plan Adjustments

Date:	June 1, 2010
To:	Budget Committee
From:	Chief Corporate Officer
Wards:	Various
Reference Number:	P:\2010\Internal Services\Fac\Bc10012Fac- (AFS 12306)

SUMMARY

This report requests Council's authority to amend the Facilities Management and Real Estate division's 2010 Approved Capital Budget and 2011-2019 Capital Plan, by creating five new sub-projects and reallocating funding within the budget and plan, to better meet program requirements. The adjustment of funds will have a zero net impact corporately and will better align 2010 and future cash flows with FM's program requirements.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. Council authorize the addition of 5 new sub-projects to the approved 2010 Capital Budget and 2011-2019 capital plan for FM&RE, with funding provided through reallocations from within the Approved 2010 Capital Budget and 2011-2019 Capital Plan, as illustrated in appendix 1, with zero gross and net impact.
2. City Council authorize the reallocation of funds in FM&RE's 2010 Approved Capital Budget and 2011-2019 Capital Plan in the amount of \$0.56 million, as illustrated in appendix 1, 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 \$0.56 million in the approved 2010 Capital Budget to 5 new sub-projects, as illustrated in appendix 1. These amendments will have a zero net impact.

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

DECISION HISTORY

The 2010 Capital Budget and 2011-2019 Capital Plan for Facilities Management and Real Estate, with a 2010 cash flow of \$67.987 million, 2009 carry-forward funding of \$6.659 million, and a 2011-2019 recommended capital plan of \$311.529 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

These amendments will ensure proper funding and cash flows are in place to tender and award contracts for a number of needs that have been identified during the 2010 fiscal year. This will also allow for efficient and effective utilization of approved funding.

Detailed investigations of facilities at 821 Progress Ave. and 1305 Ellesmere Rd. have revealed unforeseen health and safety concerns that must be addressed, but were not anticipated during the budget planning phase. The facility at 821 Progress Ave. requires the mechanical repair of an incinerator. The facility at 1305 Ellesmere Rd. requires a mechanical repair to the furnaces to address cracked heat exchangers. The requested amendments will allow FM to deal with these unforeseen conditions and complete these projects in a timely and safe manner.

A serious roof leak has developed at the 18 Dyas Rd. warehouse facility. This has resulted in the urgent need to replace the roof.

The restoration of St. Patrick's Hall (St. Lawrence Town Hall, 3rd floor at 157 King St. E). is a priority project. This restoration work will include the design for the future project work to remove existing walls and rebuild the ceiling, floor and walls to look as close to the original St. Patrick's Hall as possible, which was destroyed by fire in 1967.

The replacement of the Council Chambers and Members Lounge carpet at 100 Queens St. W. is a priority project and must be completed within a defined time frame, as work must be executed between Council meetings (when Council is not in session).

The reallocation of funding will have no net impact on the approved 2010 Approved Capital Budget and 2011-2019 Capital Plan for FM&RE, as no additional funding has been requested.

COMMENTS

FM seeks approval for the amendment of the 2010 Capital Budget and the 2011-2019 Capital Plan, as outlined in appendix 1 to better align cash flows with program and client requirements, in accordance with Section 71-9 B to E of the Financial Control By-Law.

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SIGNATURE

Bruce Bowes, P.Eng.
Chief Corporate Officer

ATTACHMENTS

Appendix 1 – 2010 Capital Budget and 2011 - 2019 Capital Plan Adjustments – June



Appendix 1
Facilities Management
2010 Capital Budget and 2011 - 2019 Capital Plan Adjustments - June
For the Year Ended December 31, 2010
(\$ Million)

CAPTOR #	SAP #	Sub-project Description	Project Cost	2010		2011		Total		Reason for Change
				Gross Expenditure	Debt Funding	Gross Expenditure	Debt Funding	Gross Expenditure	Debt Funding	
Facilities Management and Real Estate										
<i>The adjustments to the 2010 Budget and 2011-2019 capital plan and the creation of 5 new sub-projects will allow FM&RE to better align cash flows with division and client requirements.</i>										
FAC906394-212	CCA181-10	5100 Yonge Street - Re-waterproofing, south ramp repairs	(0.151)	(0.151)	0.000	0.000	0.000	(0.151)	0.000	The project to re-waterproof the south ramp at 5100 Yonge Street has been completed under budget.
FAC906395-647	CCA182-07	Various locations - Replace Domestic Hot Water Heaters & Piping	(0.375)	(0.375)	0.000	0.000	0.000	(0.375)	0.000	This project at 150 Disco Road has been cancelled.
FAC906397-161	CCA187-12	3 Dohme Ave - Replacement of Asphalt Pavement & Warehouse window	(0.009)	(0.009)	0.009	0.000	0.000	(0.009)	0.009	The project at 3Dohme for design to replace the asphalt pavement and warehouse windows has been cancelled.
FAC906397-158	CCA187-09	Various locations - SOGR incl. structural & M&E	(0.015)	(0.015)	0.015	0.000	0.000	(0.015)	0.015	The project to upgrade the main breakers at 100 Queen St. W. was completed under budget.
FAC906393-78	CCA188-03	5151 Yonge St - Added Beauty Hair Salon - Roof replacement	(0.007)	(0.007)	0.007	0.000	0.000	(0.007)	0.007	The project to design and replace the roof at 5151 Yonge St. has been cancelled.



Appendix 1
Facilities Management
2010 Capital Budget and 2011 - 2019 Capital Plan Adjustments - June
For the Year Ended December 31, 2010
(\$ Million)

CAPTOR #	SAP #	Sub-project Description	Project Cost	2010		2011		Total		Reason for Change
				Gross Expenditure	Debt Funding	Gross Expenditure	Debt Funding	Gross Expenditure	Debt Funding	
	New	100 Queen St W - Council Chambers & Members Lounge carpet replacement	0.096	0.096	(0.031)	0.000	0.000	0.096	(0.031)	The replacement of the Council Chambers and Members Lounge carpet is a priority project with a defined time frame, as work must be executed between Council meetings (when Council is not in session).
	New	157 King St E - St. Patrick's Hall	0.025	0.025	0.000	0.000	0.000	0.025	0.000	The restoration of St. Patrick's Hall is a priority project. The re-design is intended to look as close to the original St. Patrick's Hall as possible, which was destroyed by fire in 1967.
	New	821 Progress - mechanical repairs to Animal Shelter	0.105	0.105	0.000	0.000	0.000	0.105	0.000	The facility at 821 Progress Ave. requires the mechanical repair of an incinerator.
	New	18 Dyas Rd - Roof Replacement	0.250	0.250	0.000	0.000	0.000	0.250	0.000	A serious roof leak has developed at the 18 Dyas Rd. warehouse facility. This has resulted in the urgent need to replace the roof.
	New	1305 Ellesmere Rd - Replace Furnaces	0.080	0.080	0.000	0.000	0.000	0.080	0.000	The facility at 1305 Ellesmere Rd. requires a mechanical repair to the furnaces to address cracked heat exchangers.
Total for Facilities Management and Real Estate			0.000	0.000	0.000	0.000	0.000	0.000	0.000	

