



STAFF REPORT ACTION REQUIRED

Toronto Water 2015 Capital Budget and 2016-2024 Capital Plan Budget Adjustments

Date:	May 25, 2015
To:	Budget Committee
From:	General Manager, Toronto Water
Wards:	All
Reference Number:	P:\2015\Cluster B\TW\BC15009

SUMMARY

This report requests City Council's authority to amend Toronto Water's Approved 2015 Capital Budget by adjusting project costs and cash flows contained within the Budget and Plan, respectively, to align the 2015 Capital Budget with the changes made to the 2014 Capital Budget at year end. Additional reallocations to project cashflows and project costs are requested where recent bid prices have exceeded the current approved cashflow. These reallocations will allow Toronto Water to continue to deliver projects within its capital plan. The adjustments will have a zero dollar impact on the 2015 Capital Budget and will align the 2015 Capital Budget to Toronto Water's capital project delivery schedule and program requirements.

RECOMMENDATIONS

The General Manager of Toronto Water recommends that

1. City Council authorize the reallocation of funds within Toronto Water's approved 2015 Capital Budget in the amount of \$50.006 million, for acceleration and deferral of projects, as presented in Schedule A (Part A & B), with a zero Budget impact.
2. City Council authorize the reallocation of funds in Toronto Water's approved 2015 Capital Budget and 2016 – 2024 Capital Plan in the amount of \$4.267 million from projects that have been completed or delayed to those requiring additional funding in the same amount as presented in Schedule A (Part C), with a zero Budget impact.

Financial Impact

Toronto Water achieved a delivery rate of 95% of its 2014 approved Capital Budget of \$617 million. The delivery of a number of projects exceeded 2014 cash flow forecasts while some others fell behind schedule resulting in the need to amend the 2014 Approved Budget to reflect project accelerations and deferrals. The reallocations undertaken for 2014 year end reporting need to be extended to the 2015 Approved Capital Budget to align the 2015 approved cashflows with the changes to the capital project delivery schedule made in 2014.

In addition, the bid prices for the Earl Bales – Phase 2 project have exceeded the approved budget of \$6.9M and requires additional funding of \$4.267M for the base scope of the project and for provisional costs for removal of contaminated soil, relocation of unknown underground utilities, and additional site protection and restoration.

Additional funding to allow for the award of this project is proposed to be reallocated from two projects (Watermain Replacement and the Waterfront Sanitary Master Servicing Plan Implementation projects). Funding from these projects is available for reallocation as outlined in Appendix A (Part C).

There are no additional costs to the City as a result of the approval of this report. The recommended adjustments will align the 2015 Capital Budget with Toronto Water's capital project delivery schedule and program requirements.

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

DECISION HISTORY

City Council at its meeting of March 10 and 11, 2015 approved Toronto Water's 2015 Capital Budget and 2016-2024 Capital Plan, which included approval of a 2015 Capital Budget cash flow of \$726.421 million and 2014 carry-forward funding of \$55.982 million. The Council Decision Document can be found at:
<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=9689>

The approved budget, through adjustments to the carry-forwards, was amended by Budget Committee on April 21, 2015 (BU7.1 2015 Capital Budget Carry Forward Funding Adjustments – 2014 Projects Closure and 2015 Operating Budget Re-allocation) resulting in an overall budget reduction of \$28.603M and can be found at:
<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=9944>

Toronto Water's 2014 Approved Capital Budget was adjusted by Budget Committee on April 21, 2015 (BU7.2 Toronto Water 2014 Year End Capital Budget Adjustment and Accelerations/Deferrals) with a zero dollar impact on the 2014 Approved Capital Budget and can be found at:

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=9944>

ISSUE BACKGROUND

Council amended Toronto Water's Approved 2014 Capital Budget at year end to reflect the actual year end expenditures and progress completion of projects by adjusting project costs and cash flows with a zero Budget impact to the 2014 Capital Budget. As the majority of the projects are multi-year projects, the reversal of these budget adjustments needs to be made to Toronto Water's Approved 2015 Capital Budget to align with project delivery accelerations and deferrals.

The majority of capital projects being delivered for Toronto Water are multi-year complex infrastructure projects. Project accelerations as listed in Part A of Schedule A can result from favourable weather/site conditions, and strong consultant/contractor performance. Through the 2014 year end budget adjustments approved by Council, the approved 2014 cashflow and project cost was increase to align with accelerated project spending. As a result the approved 2015 cashflow and project cost is recommended to be decreased by an equal amount.

Project under-spending as listed in Part B of Schedule A can arise from projects being completed under budget or from project delays. Delays can arise from: delays in completing designs due to complexities within the infrastructure, unforeseen ground/site conditions, delays resulting from inclement weather, delays resulting from technical coordination to maintain operations 24/7, consultant/contractor performance issues, and negotiation of final payments. Through the 2014 year end budget adjustments approved by Council, the approved 2014 cashflow and project cost for these projects was decreased to align with delayed project spending. As a result the approved 2015 cashflow and project cost is recommended to be increased by an equal amount.

As outlined in Part C of Schedule A, funds are available for reallocation to the Earl Bales – Phase 2 project to allow for award. The Earl Bales – Phase 2 project has approved funding of \$6.9M and requires additional funding of \$4.267M to proceed to award based on bid prices received for the project. The additional cost covers prices for removal of contaminated soil, relocation of unknown underground utilities, and additional site protection and restoration. The additional funding is proposed to be drawn from the 2012 Watermain Replacement account where projects have been completed under budget and from the Waterfront Sanitary Master Servicing Plan Implementation project that is being delayed to coordinate with the construction of the Don & Central Waterfront tunnels and to assess infrastructure capacity requirements for a longer planning horizon.

COMMENTS

Approval is being sought to amend Toronto Water's Approved 2015 Capital Budget and 2016 – 2024 Capital Plan as outlined in the attached Schedule A to better align cash flows to forecasted expenditures to reflect the project and program requirements, in accordance with Section 71-9 B to E of the Financial Control By-Law.

These amendments include the reduction of funding for projects in 2015 that were delivered ahead of schedule in 2014 and the provision of additional funding for projects that were behind schedule in 2014. It is proposed that this additional funding be drawn from projects that were delivered ahead of schedule in 2014.

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SIGNATURE

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Toronto Water

ATTACHMENTS

Schedule A – Toronto Water 2015 Capital Budget Adjustments, Deferrals/Accelerations

Schedule A – Part A
Toronto Water 2015 Capital Budget
Reductions due to 2014 Accelerations

Program	Sub-Project	WBS	2014 Year End Approved Reallocation	2015 Proposed Reallocation
HORGAN FILTRATION PLANT	DESIGN	CPW002-2	90,875	(90,875)
WATER STORAGE & PUMPING STATIONS	CORROSION CONTROL	CPW020-25	266,677	(266,677)
BUSINESS & TECHNOLOGY	NETWORK EQUIPMENT REPLACEMENT	CPW039-03	50,036	(50,036)
TRUNK WATERMAIN	SPADINA-RIVER WM CONSTRUCTION	CPW059-04	3,274,779	(3,274,779)
WATER STORAGE & PUMPING STATIONS	SCARBOROUGH PS - PUMP REPLC	CPW060-05	370,009	(370,009)
WATER STORAGE & PUMPING STATIONS	EGLINTON PS -PUMP REPLC	CPW060-06	806,839	(806,839)
HARRIS FILTRATION PLANT	FACILITY & PROCESS UPGRADES	CPW061-03	27,451	(27,451)
CLARK FILTRATION PLANT	FACILITY & PROCESS UPGRADES	CPW063-01	4,520	(4,520)
CLARK FILTRATION PLANT	PROCESS EQUIPMENT UPGRADE CONSTRUCTION	CPW063-10	740,778	(740,778)
ISLAND FILTRATION PLANT	ISLAND FILTRATION PLANT ENWAVE/RETROFIT PROJECT	CPW064-15	22,045	(22,045)
WATER STORAGE & PUMPING STATIONS	SYSTEM SUSTAINABILITY	CPW069-01	42,062	(42,062)
AUTOMATED METER READING PROGRAM	AUTOMATED METER READING PROGRAM PILOT PROJECT	CPW532-02	4,929,254	(4,929,254)
WATERMAIN REPLACEMENT	WATERMAIN UPGRADES - 2014	CPW542-15	2,225,895	(2,225,895)
WATERMAIN REHABILITATION	WATERMAIN STRUCTURAL LINING	CPW543-04	7,922,742	(7,922,742)
ASHBRIDGES BAY TREATMENT PLANT	STANDBY POWER GENERATION	CWW019-03	479,805	(479,805)
YARDS & FACILITIES	DIVISIONAL SECURITY	CWW034-01	171,324	(171,324)
YARDS & FACILITIES	ACCOMMODATION PLAN	CWW034-06	68,189	(68,189)
HIGHLAND CREEK TREATMENT PLANT	BUILDING REHAB AND SITE IMPROVEMENTS	CWW036-01	708,683	(708,683)
HIGHLAND CREEK TREATMENT PLANT	BIOSOLIDS TREATMENT UPGRADES	CWW036-03	3,787,084	(3,787,084)
HIGHLAND CREEK TREATMENT PLANT	ELEC SYSTEM UPGRADES - CONSTR	CWW036-09	179,543	(179,543)
HIGHLAND CREEK TREATMENT PLANT	ELECTRICAL UPGRADES - ECAR	CWW036-12	271,477	(271,477)
HUMBER TREATMENT PLANT	NEW SUBSTATION	CWW037-06	1,092,247	(1,092,247)
HUMBER TREATMENT PLANT	NEW GROUNDSKEEPING BUILDING	CWW037-07	528,812	(528,812)

Program	Sub-Project	WBS	2014 Year End Approved Reallocation	2015 Proposed Reallocation
ASHBRIDGES BAY TREATMENT PLANT	FINE BUBBLE AERATION AND PILOT TESTING O	CWW040-01	377,847	(377,847)
ASHBRIDGES BAY TREATMENT PLANT	PRIMARY TREATMENT UPGRADE CONT #1	CWW040-07	8,436,780	(8,436,780)
HIGHLAND CREEK TREATMENT PLANT	ODOUR CONTROL UPGRADES - PHASE 1 ENG	CWW045-01	370,486	(370,486)
HIGHLAND CREEK TREATMENT PLANT	WAS THICKENING AND DEWATERING CONSTR	CWW047-01	1,338,350	(1,338,350)
HIGHLAND CREEK TREATMENT PLANT	HIGHLAND CREEK TREATMENT PLANT - BIOSOLIDS IMPLEMENTATION	CWW047-02	18,369	(18,369)
HUMBER TREATMENT PLANT	ODOUR CONTROL IMPLEMENTATION - PH 1 C	CWW050-01	2,971,091	(2,971,091)
HUMBER TREATMENT PLANT	SECONDARY TREATMENT UPGRADES	CWW052-01	3,790,052	(3,790,052)
BASEMENT FLOODING	BASEMENT FLOODING RELIEF - DESIGN	CWW421-06	473,891	(473,891)
PUMPING STATIONS	GROUP 2 & 3 SEWAGE P.S. UPGRADES	CWW465-02	427,908	(427,908)
SEWER REHABILITATION	CCTV INSPECTION	CWW465-03	65,536	(65,536)
SEWER REHABILITATION	DRAIN LINING	CWW465-04	151,639	(151,639)
SEWER REHABILITATION	SEWER REHAB - 2008 PROGRAM	CWW465-06	3,522,593	(3,522,593)
SUB-TOTAL			50,005,668	(50,005,668)

Schedule A – Part B
Toronto Water 2015 Capital Budget
Increases due to 2014 Project Delays

Program	Sub-Project	WBS	2014 Year End Approved Reallocation	2015 Proposed Reallocation
BUSINESS & TECHNOLOGY	BUSINESS & TECH IMPROVEMENT - PHASE 2	CPW039-10	(1,866,934)	1,866,934
BUSINESS & TECHNOLOGY	PCS UPGRADES FOR WATER SUPPLY	CPW039-15	(807,548)	807,548
TRUNK WATERMAIN	AVENUE RD WM CONSTRUCTION - HI LEVEL TO	CPW040-02	(206,365)	206,365
ISLAND FILTRATION PLANT	CHEMICAL & RESIDUALS MANAGMENT ENGINEERI	CPW043-07	(146,741)	146,741
BUSINESS & TECHNOLOGY	DISASTER RECOVERY - TIFFFIELD DATA CENTRE	CPW048-03	(77,173)	77,173
TRUNK WATERMAIN	CAST IRON TRUNK REPLC - PHASE 2	CPW058-13	(975,991)	975,991
TRUNK WATERMAIN	CAST IRON TRUNK REPLC - PHASE 3 - ENGINE	CPW058-14	(100,000)	100,000
WATER STORAGE & PUMPING STATIONS	TRANS FACILITIES REHAB	CPW060-01	(130,260)	130,260
WATER STORAGE & PUMPING STATIONS	RESERVOIR REHAB/WATER QUALITY PROTECTION	CPW060-07	(76,979)	76,979
HARRIS FILTRATION PLANT	BUILDING ENVELOPE REHAB	CPW061-02	(169,343)	169,343
HARRIS FILTRATION PLANT	REHAB OF SETTLING BASIN ROOF & SLUICE GA	CPW061-13	(332,174)	332,174
HORGAN FILTRATION PLANT	FACILITY & PROCESS UPGRADES	CPW062-05	(79,866)	79,866
HORGAN FILTRATION PLANT	RAW WATER PUMP UPGRADES	CPW062-08	(950,000)	950,000
CLARK FILTRATION PLANT	EVALUATION & COMMUNICATION SYSTEMS	CPW063-12	(455,861)	455,861
ISLAND FILTRATION PLANT	FACILITY & PROCESS UPGRADES	CPW064-01	(186,006)	186,006
ISLAND FILTRATION PLANT	ISLAND FILTRATION PLANT FILTER AIR SCOUR SYSTEM	CPW064-11	(212,967)	212,967
ISLAND FILTRATION PLANT	LOWER FILTER BLDG ROOF REPLACMENT	CPW064-14	(192,595)	192,595
ISLAND FILTRATION PLANT	CONDITION ASSESSMENT & REHAB OF RAW WATE	CPW064-19	(64,961)	64,961
TRUNK WATERMAIN	JOS WM SCAR PS TO ST CLAIR AND MIDLAND -	CPW066-06	(200,000)	200,000
WATER STORAGE & PUMPING STATIONS	ARC FLASH ANALYSIS	CPW067-03	(124,430)	124,430
WATER STORAGE & PUMPING STATIONS	TRANSMISSION OPERATIONS OPTIMIZER	CPW068-01	(470,019)	470,019
WATERMAIN REPLACEMENT	DIST W/MAINS NEW	CPW535-01	(56,614)	56,614
LINEAR ENGINEERING	CAPITAL PRGMG & FACILITY ASSET PLANNING	CPW537-03	(378,128)	378,128

Program	Sub-Project	WBS	2014 Year End Approved Reallocation	2015 Proposed Reallocation
LINEAR ENGINEERING	WATERMAIN ASSET PLANNING	CPW537-04	(211,315)	211,315
LINEAR ENGINEERING	EASEMENT AQUISION	CPW537-05	(134,304)	134,304
WATERMAIN REPLACEMENT	WATERMAIN REPLACEMENT 2012	CPW542-10	(2,288,037)	2,288,037
WATERMAIN REPLACEMENT	DIST W/M REPLACEMENT 2013	CPW542-12	(250,474)	250,474
WATERMAIN REPLACEMENT	WATERMAIN UPGRADES	CPW542-13	(1,142,737)	1,142,737
WATERMAIN REPLACEMENT	DIST WM REPLACEMENT - 2014	CPW542-14	(1,670,389)	1,670,389
WATERMAIN REHABILITATION	HYDRANT & VALVE REPAIR	CPW543-02	(544,787)	544,787
WATERMAIN REHABILITATION	CATHODIC PROTECTION	CPW543-05	(540,715)	540,715
WATER SERVICE REPLACEMENT	STAND-ALONE WATER SERVICE REPLACEMENT	CPW544-07	(390,806)	390,806
WATER SERVICE REPLACEMENT	2013 WATER SERVICE REPLACEMENT - SOGR	CPW544-11	(335,109)	335,109
LINEAR ENGINEERING	CONSULTING FEES	CPW545-02	(388,457)	388,457
LINEAR ENGINEERING	SALARIES: DISTRICT OPERATIONS	CPW545-09	(621,295)	621,295
HUMBER TREATMENT PLANT	EQUIPMENT REPLACEMENT	CWW005-123	(121,647)	121,647
HUMBER TREATMENT PLANT	EQUIP-HUMBER TREATMENT PLANT-SOUTH PRIMARY S TANK#1-4 REHAB	CWW005-23	(134,588)	134,588
TRUNK SEWERS	EQUIP-HIGHLAND CREEK TREATMENT PLANT-AUTOMATED CHAMBERS REHAB	CWW005-76	(198,547)	198,547
HUMBER TREATMENT PLANT	HUMBER TREATMENT PLANT II - WAS UPGRADE CONTRACT	CWW008-44	(20,000)	20,000
TRUNK SEWERS	TRUNK SEWER REHAB-2012	CWW014-14	(1,479,487)	1,479,487
TRUNK SEWERS	TRUNK SEWER REHABILITATION - 2014	CWW014-15	(262,272)	262,272
ASHBRIDGES BAY TREATMENT PLANT	REHAB OF BUILDINGS	CWW019-13	(579,000)	579,000
ASHBRIDGES BAY TREATMENT PLANT	ODOUR CTRL ENGINEERING	CWW019-21	(119,231)	119,231
ASHBRIDGES BAY TREATMENT PLANT	PROCESS AND EQUIPMENT	CWW019-25	(579,418)	579,418
ASHBRIDGES BAY TREATMENT PLANT	FACILITY AND GROUNDS	CWW019-26	(837,342)	837,342
ASHBRIDGES BAY TREATMENT PLANT	POLYMER UPGRADE	CWW019-27	(210,121)	210,121
ASHBRIDGES BAY TREATMENT PLANT	M&T IMPROVEMENTS	CWW029-04	(155,904)	155,904
ASHBRIDGES BAY TREATMENT PLANT	INSTRUMENT AIR REHAB	CWW029-07	(1,429,899)	1,429,899
HUMBER TREATMENT PLANT	HEADHOUSE UPGRADES	CWW030-06	(485,415)	485,415

Program	Sub-Project	WBS	2014 Year End Approved Reallocation	2015 Proposed Reallocation
HIGHLAND CREEK TREATMENT PLANT	WAS THICKENING IMPROVEMENTS	CWW031-01	(148,911)	148,911
YARDS & FACILITIES	DESIGNATED SUBSTANCE ABATEMENT	CWW034-11	(83,837)	83,837
HIGHLAND CREEK TREATMENT PLANT	MECH & ELECTRICAL UPGRADE ENGINEERING	CWW036-06	(79,863)	79,863
HIGHLAND CREEK TREATMENT PLANT	DIGESTERS CLEANING REHAB 10 YEAR PLAN	CWW036-13	(586,016)	586,016
HIGHLAND CREEK TREATMENT PLANT	PLANT FIRM CAPACITY - CONCEPT DESIGN	CWW036-14	(253,609)	253,609
HUMBER TREATMENT PLANT	BUILDING UPGRADE ENGINEERING	CWW037-01	(83,649)	83,649
HUMBER TREATMENT PLANT	CHLORINE FACILITY UPGRADE	CWW037-02	(1,593,190)	1,593,190
HUMBER TREATMENT PLANT	HVAC UPGRADES	CWW037-12	(150,000)	150,000
ASHBRIDGES BAY TREATMENT PLANT	OUTFALL AND DISINFECTION UPGRADES ENGINE	CWW039-01	(92,050)	92,050
ASHBRIDGES BAY TREATMENT PLANT	WORK AREA 5 REHAB	CWW040-06	(80,000)	80,000
ASHBRIDGES BAY TREATMENT PLANT	MESI UPGRADES	CWW041-03	(516,732)	516,732
HIGHLAND CREEK TREATMENT PLANT	ODOUR CONTROL UPGRADES PHASE 1 CONST	CWW045-02	(1,825,484)	1,825,484
ASHBRIDGES BAY TREATMENT PLANT	NTPP-ELECTRICAL UPGRADES	CWW046-01	(317,271)	317,271
HIGHLAND CREEK TREATMENT PLANT	BUILDING REHABILITATION	CWW048-01	(874,272)	874,272
HUMBER TREATMENT PLANT	GAS COMPRESSOR LUBE SYSTEM	CWW049-01	(2,373,551)	2,373,551
HUMBER TREATMENT PLANT	PROCESS EQUIPMENT UPGRADES	CWW049-02	(232,915)	232,915
BASEMENT FLOODING	BASEMENT FLOODING RELIEF - GROUP 2 - DES	CWW421-08	(1,046,536)	1,046,536
BASEMENT FLOODING	NEW BASEMENT FLOODING RELIEF GROUP 1A	CWW421-09	(1,215,273)	1,215,273
BASEMENT FLOODING	ROAD RESTORATION FOR BSMT FLDG	CWW421-10	(80,598)	80,598
BASEMENT FLOODING	BASEMENT FLOODING RELIEF- GROUP 2	CWW421-12	(1,361,815)	1,361,815
BASEMENT FLOODING	BASEMENT FLOODING DESIGN - GROUP 3	CWW421-13	(606,325)	606,325
WET WEATHER FLOW	RESIDENT DOWNSPOUT DISCONNECT	CWW438-01	(108,839)	108,839
WET WEATHER FLOW	EARL BALES SWM FACILITY - PHASE 2	CWW441-10	(1,498,071)	1,498,071
WET WEATHER FLOW	SWM INA-EA	CWW447-01	(274,440)	274,440
WET WEATHER FLOW	WWFMP IMPLEMENTATION	CWW447-06	(450,770)	450,770
LINEAR ENGINEERING	SEWER ASSET PLANNING	CWW452-04	(393,455)	393,455

Program	Sub-Project	WBS	2014 Year End Approved Reallocation	2015 Proposed Reallocation
LINEAR ENGINEERING	SEWER SYSTEM INSPECTION	CWW452-05	(3,046,193)	3,046,193
LINEAR ENGINEERING	PPD - INFRASTRUCTURE PLANNING STUDIES	CWW452-06	(120,000)	120,000
NEW SEWERS	DIST SEWER NEW	CWW453-02	(65,354)	65,354
WET WEATHER FLOW	WESTERN BEACHES RETROFIT	CWW457-01	(615,152)	615,152
PUMPING STATIONS	SPS SCADA UPGRADES	CWW465-05	(453,701)	453,701
PUMPING STATIONS	SEWAGE PUMPING STATION STANDBY POWER	CWW465-07	(364,044)	364,044
PUMPING STATIONS	GROUP 5 SEWAGE PUMPING STATION UPGRADES	CWW465-08	(183,915)	183,915
WET WEATHER FLOW - Stream	STREAM RESTORATION-CRITICAL LOCATIONS	CWW466-04	(49,952)	49,952
SEWER REPLACEMENT	ROAD RESTORATION	CWW470-01	(535,085)	535,085
LINEAR ENGINEERING	CONSULTING FEES	CWW470-02	(147,908)	147,908
PUMPING STATIONS	SEWAGE FORCEMAIN REPLACEMENT	CWW472-07	(172,018)	172,018
SEWER REPLACEMENT	SEWER REPLACEMENT -2014	CWW472-13	(2,957,886)	2,957,886
SEWER REPLACEMENT	SEWER REPLACEMENT - LESLIE ST	CWW472-14	(290,354)	290,354
WET WEATHER FLOW	SCARBOROUGH EA	CWW473-03	(1,284,385)	1,284,385
SUB-TOTAL			(50,005,668)	50,005,668

Schedule A – Part C
Toronto Water 2015 Capital Budget
Reallocations

Program	Sub-Project	WBS	2015 Proposed Reallocation	2016 Proposed Reallocation	Revised Total Project Cost with Reallocation
WET WEATHER FLOW	EARL BALES SWM FACILITY - PHASE 2	CWW441-10	1,267,000	3,000,000	11,165,000
SUB-TOTAL			1,267,000	3,000,000	11,165,000
WATERMAIN REPLACEMENT	DIST W/M REPLC - 2012	CPW542-10	(267,000)		3,571,000
NEW SEWERS	WATERFRONT SANITARY MASTER SERVICING PLAN IMPLEMENTATION	CWW453-03	(1,000,000)	(3,000,000)	40,000,000
SUB-TOTAL			(1,267,000)	(3,000,000)	43,571,000