



Long-Term Care Homes & Services

2017 2026 CAPITAL BUDGET AND PLAN OVERVIEW

Long-Term Care Homes & Services (LTCHS) is responsible for maintaining 10 long-term care homes with an asset replacement value of \$248.8 million in a state of good repair to meet Ministry of Health and Long-Term Care (MOHLTC) requirements and to ensure the safety and comfort of its residents.

The Preliminary 10-Year Capital Plan totalling \$84.789 million provides necessary funding to continue the capital maintenance program in the City's long-term care homes and also includes funding for the next phase of the *Electronic Healthcare Record System* project, a service improvement project which will improve care planning once resident health records are documented electronically to support case based decisions.

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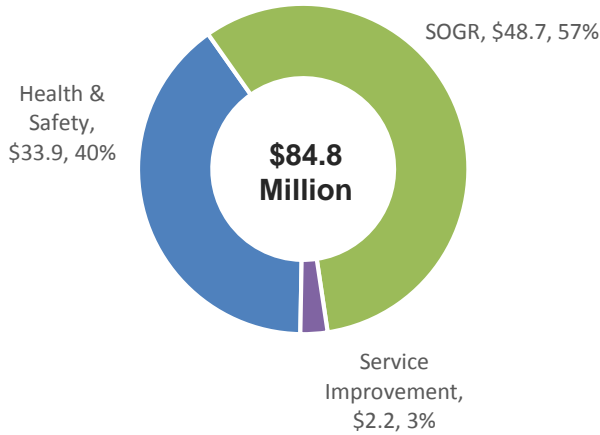
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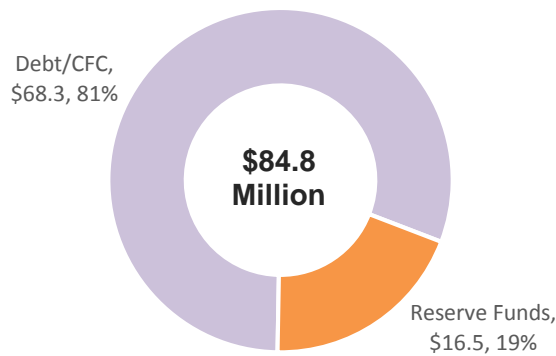
Capital Spending and Financing

2017-2026 Capital Budget and Plan

By Project Category



By Funding Source



Where the money goes:

The 2017–2026 Preliminary Capital Budget and Plan totalling \$84.789 million provides funding for:

- A Service Improvement project (*Electronic Healthcare Record*) that will allow the review of current business processes with the objective of improving care and finding efficiencies through automation and avoiding redundancies in business administration.
- State of Good Repair (SOGR) projects that include building upgrades to electrical, mechanical and specialty systems.

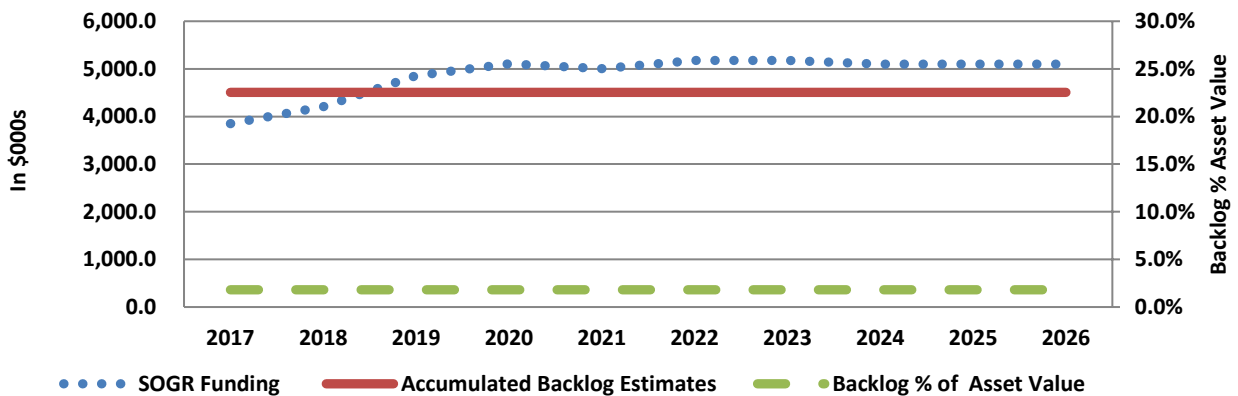
Where the money comes from:

The Preliminary 10-Year Capital Plan is funded by two major sources:

- New debt funding of \$68.299 million which represents 80.6% of the Program's 10-Year capital funding and meets the debt guidelines over the 10 year planning period.
- Reserve Funding of \$16.490 million or 19.4% to be provided from the Homes for the Aged Capital Reserve to partially fund the Capital Maintenance program and Service Improvement Project.

State of Good Repair Backlog

The 10-Year Capital Plan includes cash flow funding of \$48.670 million for State of Good Repair to address the Program's backlog of capital work. The SOGR backlog as a % of asset replacement value is expected to remain at 1.8% between 2017 and 2026.



Our Key Issues & Priority Actions

- **Long-Term Care Homes – Unmet Needs. Mandated** by the Ministry of Health and Long-Term Care (MOHLTC), the City of Toronto has five long-term care homes classified as "B" and "C" that need to be redeveloped over a 10-15 year period.
 - ✓ The 5 long-term care homes identified for redevelopment; Carefree Lodge, Castlevue Wychwood Towers, Fudger House, Lakeshore Lodge and Seven Oaks will require approximately \$414.0 million over the next 10-15 years, of which \$138.6 million can be recovered from the MOHLTC after project completion over a 25-year period.
 - ✓ The redevelopment of the majority of these homes is dependent upon the George Street Revitalization project, currently in Phase 2 which will provide the necessary swing space for long-term care home residents. (refer to the Capital Budget Notes for SSHA for more information).
 - ✓ Due to funding and project dependencies, the capital costs to redevelop the five remaining homes is not included in the 2017 – 2026 Preliminary Capital Budget and Plan.
 - ✓ 10-Year Plan includes funding of \$48.268 million to maintain these homes in a state of good repair until redevelopment is possible.

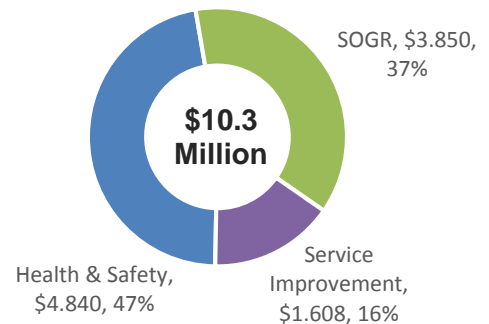


2017 Capital Budget Highlights

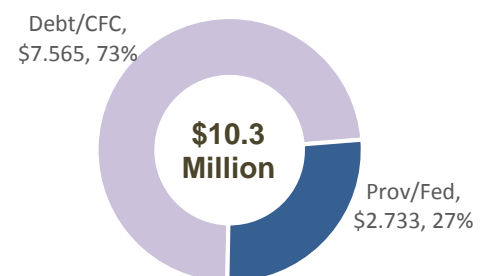
2017 Preliminary Capital Budget for Long-Term Care Homes & Services of \$10.298 million, excluding carry forward funding, will:

- Continue the capital maintenance plan to address the required SOGR and Health and Safety Requirements at 10 long-term care homes (\$8.690 million);
- Continue the next phase for the electronic healthcare record system project (\$1.608 million). The project will provide a comprehensive electronic record of health-related information which will create efficiencies in business administration.

2017 Capital Budget By Project Category



By Funding Source



Actions for Consideration

Approval of the 2017 Preliminary Capital Budget as presented in these notes requires that:

1. City Council approve the 2017 Preliminary Capital Budget for Long-Term Care Homes & Services with a total project cost of \$10.936 million, and 2017 cash flow of \$14.254 million and future year commitments of \$3.438 million comprised of the following:
 - a) New Cash Flow Funds for:
 - i. 5 new / change in scope sub-projects with a 2017 total project cost of \$10.936 million that requires cash flow of \$7.498 million in 2017 and future year cash flow commitments of \$3.438 million for 2018;
 - ii. 2 previously approved sub-projects with a 2017 cash flow of \$2.800 million; and
 - b) 2016 approved cash flow for 5 previously approved sub-projects with carry forward funding from 2016 into 2017 totalling \$3.956 million.
2. City Council approve the 2018 - 2026 Preliminary Capital Plan for Long-Term Care Homes & Services totalling \$71.053 million in project estimates, comprised of \$5.890 million for 2018; \$8.690 million for 2019; \$7.977 million for 2020; \$7.977 million for 2021; \$8.150 million for 2022; \$8.150 million for 2023; \$8.073 million for 2024; \$8.073 million for 2025 and \$8.073 million in 2026.
3. City Council consider the operating costs of \$0.765 million net in 2017 and savings of \$0.028 million in 2019 resulting from the approval of the 2017 Preliminary Capital Budget for inclusion in the 2017 and future year operating budgets.



Part 1:

Preliminary 10-Year Capital Plan

Figure 1a
10-Year Capital Plan
2017 Preliminary Capital Budget and 2018 - 2021 Preliminary Capital Plan

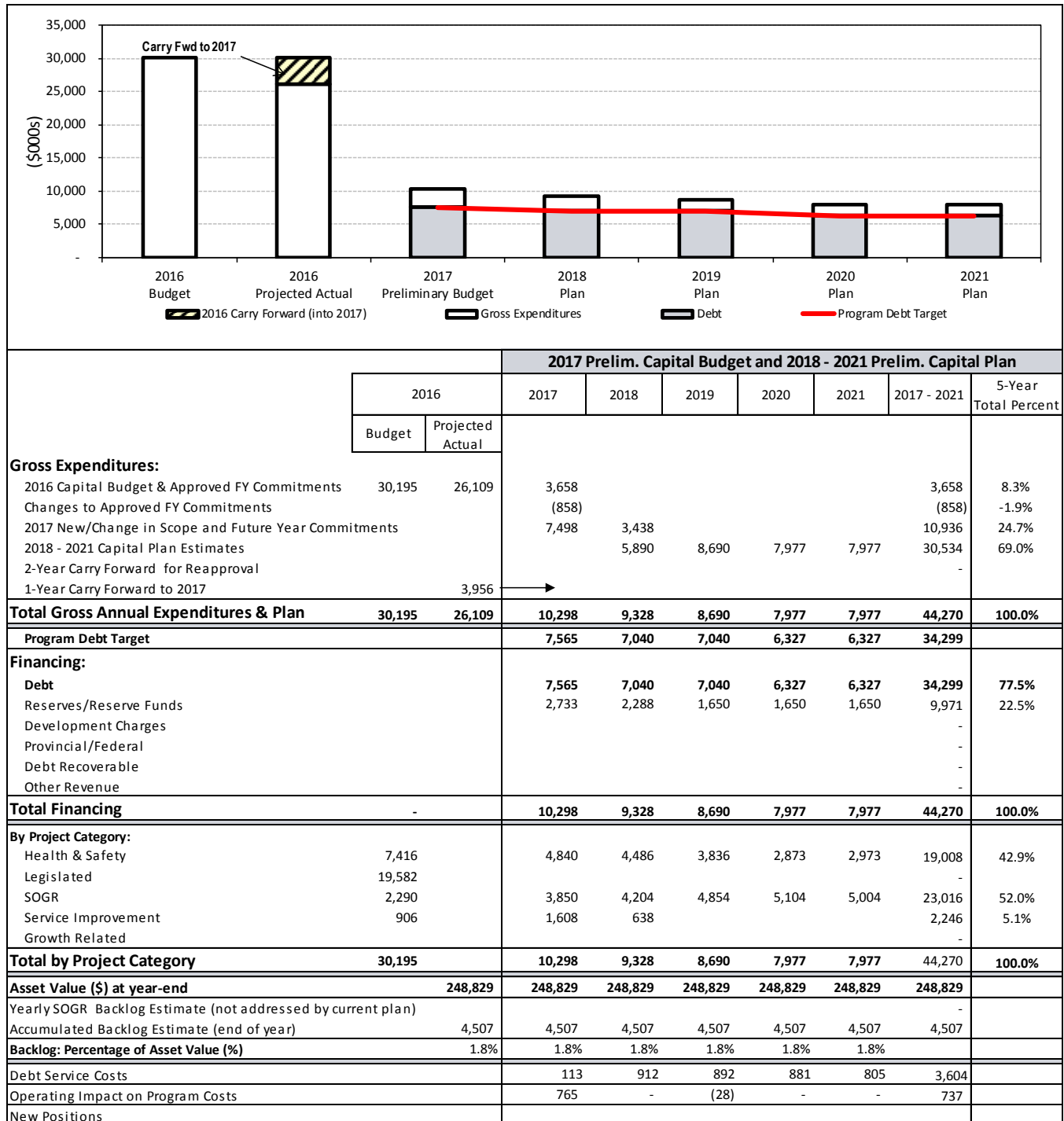
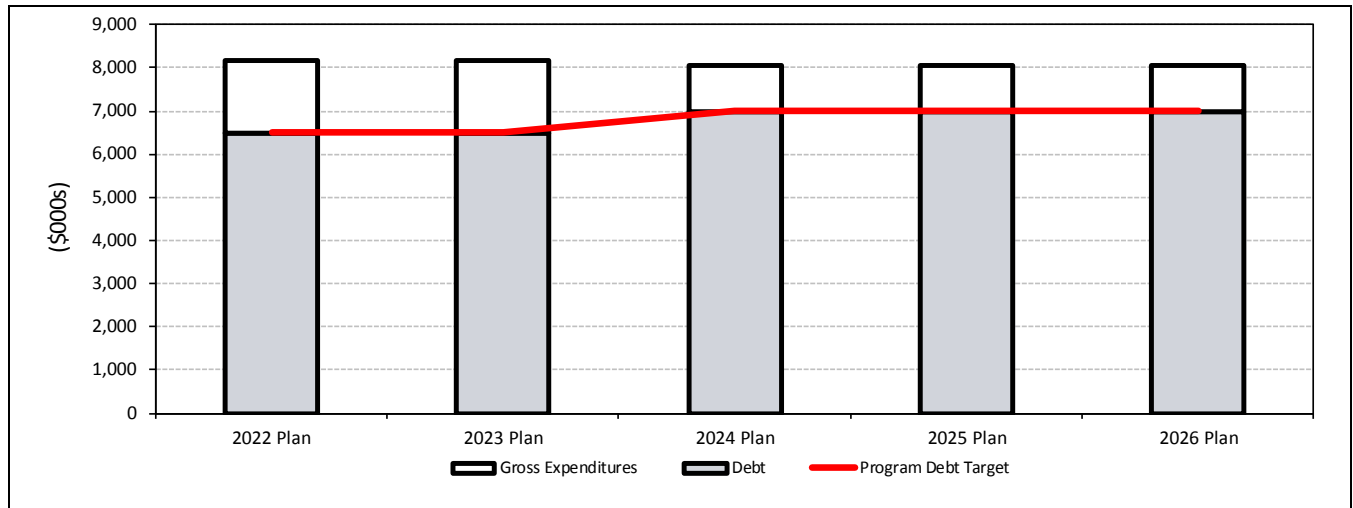


Table 1b
10-Year Capital Plan
2022 - 2026 Preliminary Capital Plan



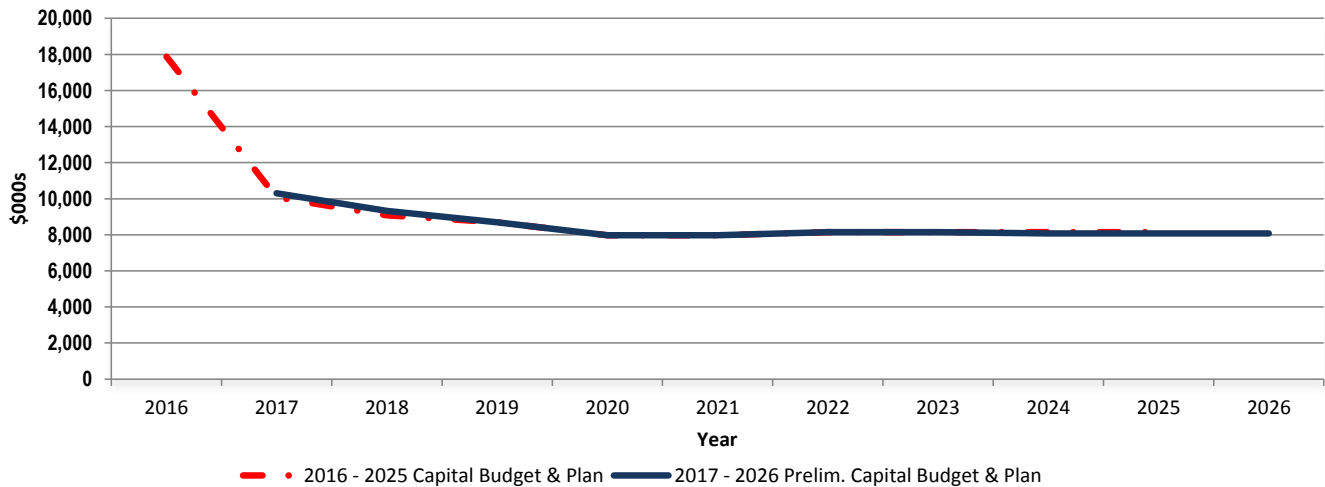
	2022 - 2026 Preliminary Capital Plan						10-Year Total Percent
	2022	2023	2024	2025	2026	2017 - 2026	
Gross Expenditures:							
2016 Capital Budget & Approved FY Commitments						3,658	4.3%
Changes to Approved FY Commitments						(858)	-1.0%
2017 New/Change in Scope and Future Year Commitments						10,936	12.9%
2022 - 2026 Capital Plan Estimates	8,150	8,150	8,073	8,073	8,073	71,053	83.8%
2-Year Carry Forward for Reapproval						-	
Total Gross Annual Expenditures & Plan	8,150	8,150	8,073	8,073	8,073	84,789	100.0%
Program Debt Target	6,500	6,500	7,000	7,000	7,000	68,299	
Financing:							
Debt	6,500	6,500	7,000	7,000	7,000	68,299	80.6%
Reserves/Reserve Funds	1,650	1,650	1,073	1,073	1,073	16,490	19.4%
Development Charges						-	
Provincial/Federal						-	
Debt Recoverable						-	
Other Revenue						-	
Total Financing	8,150	8,150	8,073	8,073	8,073	84,789	100.0%
By Project Category:							
Health & Safety	2,973	2,973	2,973	2,973	2,973	33,873	39.9%
Legislated						-	
SOGR	5,177	5,177	5,100	5,100	5,100	48,670	57.4%
Service Improvement						2,246	2.6%
Growth Related						-	
Total by Project Category	8,150	8,150	8,073	8,073	8,073	84,789	100.0%
Asset Value(\$) at year-end	248,829	248,829	248,829	248,829	248,829	248,829	
Yearly SOGR Backlog Estimate (not addressed by current plan)						-	
Accumulated Backlog Estimate (end of year)	4,507	4,507	4,507	4,507	4,507	4,507	
Backlog: Percentage of Asset Value (%)	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	
Debt Service Costs	808	827	837	890	890	7,857	
Operating Impact on Program Costs	-	-	-	-	-	765	
New Positions							

Key Changes to the 2016 - 2025 Approved Capital Plan

The 2017 Preliminary Capital Budget and the 2018 – 2026 Preliminary Capital Plan reflects a decrease of \$9.477 million in capital funding from the 2016 - 2025 Approved Capital Plan.

The table and chart below provide a breakdown of the \$9.477 million or 10.1% decrease in the Capital Program on an annual basis from 2016 to 2026.

Chart 1
Changes to the 2016 - 2025 Approved Capital Plan (In \$000s)



(\$000s)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10-Year Total
2016 - 2025	17,871	10,073	9,078	8,690	7,977	7,977	8,150	8,150	8,150	8,150		94,266
2017 - 2026		10,298	9,328	8,690	7,977	7,977	8,150	8,150	8,073	8,073	8,073	84,789
Change %		2.2%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	(0.9%)	(0.9%)		(10.1%)
Change \$		225	250	0	0	0	0	0	(77)	(77)		(9,477)

As shown in the chart above, the \$9.477 million decrease in the Capital Program reflects the planned completion of the Kipling Acres Phase II Redevelopment Project in 2016. The Preliminary 10-Year Capital Plan reflects a more normalized Capital Program for Long-Term Care Homes & Services.

As reflected in Table 2 on the following page, changes to the 2016 – 2025 Approved Capital Plan, specifically the \$0.321 million increase in capital funding over the nine common years of the Capital Plans (2017 – 2025) arise from the reprioritization of Long-Term Care Homes & Services' capital projects based on the following factors:

- Project costs and associated cash flow funding estimates for the Building Upgrade and Electrical projects were reduced and the funding reallocated to Mechanical and Specialty projects based on building needs identified through the Building Condition Assessment (BCA) completed in 2016.
- Project costs for the service improvement project *Electronic Healthcare Record System* were increased to provide additional funding for hardware costs such as notebooks and tablets as well as wall mounted and workstation computers/docking stations.

A summary of project changes for the years 2017 to 2025 totalling \$0.321 million are provided in Table 2 below:

**Table 2
Summary of Project Changes (In \$000s)**

\$000s	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2017 - 2025 Total
2016 - 2025 Capital Budget & Plan	17,871	10,073	9,078	8,690	7,977	7,977	8,150	8,150	8,150	8,150		76,395
2017 - 2026 Prelim. Capital Budget & Plan		10,298	9,328	8,690	7,977	7,977	8,150	8,150	8,073	8,073	8,073	76,716
Capital Budget & Plan Changes (2017 - 2025)		225	250	-	-	-	-	-	(77)	(77)		321

	Total Project Cost	2017	2018	2019	2020	2021	2022	2023	2024	2025	2017 - 2025	2026	Revised Total Project Cost
Previously Approved													
<i>Building Upgrade</i>	42,424	(750)	(650)		(250)	(150)	(400)	(400)	(400)	(400)	(3,400)		39,024
<i>Electrical</i>	22,486	(300)	(800)				77	77			(946)		21,540
<i>Mechanical</i>	15,944	300	1,000								1,300		17,244
<i>Specialty Systems</i>	12,327	225	450		250	150	323	323	323	323	2,367		14,694
<i>Electronic Healthcare Record System</i>	2,152	750	250								1,000		3,152
<i>Kipling Acres Redevelopment - 145 beds</i>	47,500										-		47,500
<i>George Street Revitalization</i>	286										-		286
Total Previously Approved	143,119	225	250	-	-	-	-	-	(77)	(77)	321	-	143,440
Total Changes	143,119	225	250	-	-	-	-	-	(77)	(77)	321	-	143,440

Significant Capital Project Changes in Long-Term Care Homes & Services:

Cash flow funding estimates for all State of Good Repair and Health & Safety sub-projects were reviewed to align with the Program's project plan, timelines and historical spending rates. Adjustments to existing cash flow funding freed up funding capacity that was reallocated to projects that need to address building maintenance requirements as identified by the recently completed Building Condition Assessment (BCA) as described below:

Project Cost Decreases:

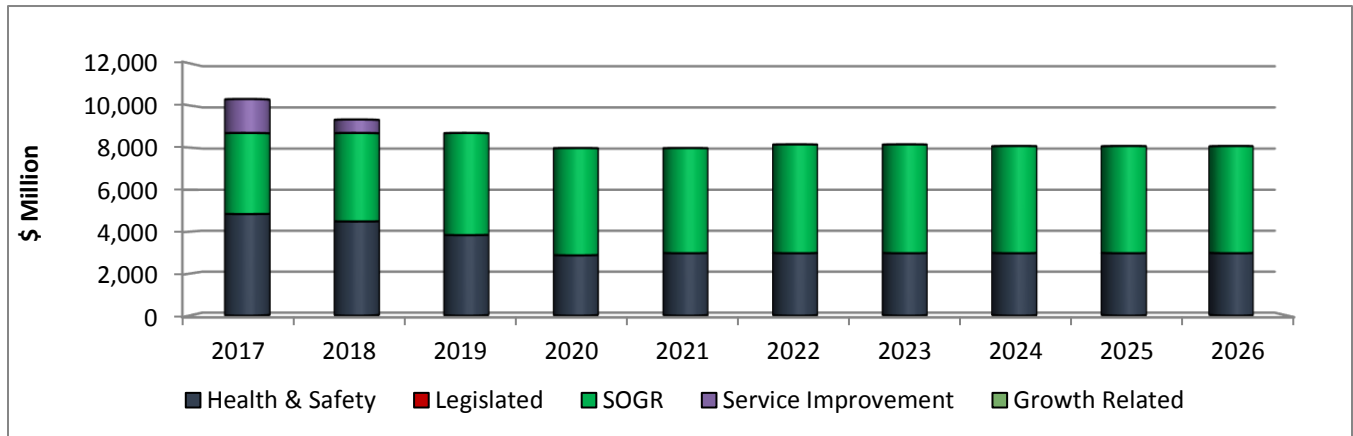
- *Building Upgrades* - Funding for this project was reduced by \$3.400 million to free up debt funding for more urgent mechanical and health and safety issues at the facilities.
- *Electrical* - The overall project costs were reduced by \$0.946 million and funding reallocated to Mechanical and Specialty system projects for urgent building maintenance, roof replacements and mechanical upgrades.

Project Cost Increases:

- *Specialty Systems* - Cash flow funding has been increased by \$2.367 million to ensure life safety issues at the facilities are addressed.
- *Mechanical* - Funding has been increased by \$1.300 million to replace HVAC control systems such as heating and cooling plant and ventilation system upgrades, pump replacements and other priority work for aging facilities.
- *Electronic Healthcare Record System* - Project costs and cash flow funding estimates for the project have increased by \$1.000 million to fund hardware costs that were previously not included in the project cost estimates.

2017 – 2026 Preliminary Capital Plan

Chart 2
2017 – 2026 Preliminary Capital Plan by Project Category (In \$000s)



As illustrated in the chart above, the Preliminary 10-Year Capital Plan for LTCHS of \$84.789 million allocates 57.4% funding for State of Good Repair (SOGR) projects, 39.9% for Health & Safety, and 2.6% for Service Improvement projects.

- State of Good Repair and Health & Safety projects account for \$82.543 million and provide funding to ensure the safety and protection of residents through the preservation and ongoing maintenance of heating / mechanical systems, outside repairs, elevators and roofing at the LTC homes.
- Service Improvement projects account for \$2.246 million which includes the *Electronic Healthcare Record System* which will deliver a care planning system to document resident and client health care records.

The following table details, by project category, the capital projects included in the 2017 – 2026 Preliminary Capital Budget and Plan for Long-Term Care Homes & Services:

Table 3
2017 - 2026 Capital Plan by Project Category (In \$000s)

	Total App'd Cash Flows to Date*	2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2017 - 2026 Total	Total Project Cost
Total Expenditures by Category													
Health & Safety													
Building Upgrades	1,248		650	650	650	650	650	650	650	650	650	5,850	
Electrical	1,300	1,440	1,274	2,074	1,111	1,211	1,211	1,211	1,211	1,211	1,211	13,165	
Mechanical	3,030	2,400	1,887	887	887	887	887	887	887	887	887	11,383	
Specialty Systems	1,839	1,000	675	225	225	225	225	225	225	225	225	3,475	
Sub-Total	7,417	4,840	4,486	3,836	2,873	2,973	2,973	2,973	2,973	2,973	2,973	33,873	
State of Good Repair													
Building Upgrades	2,290	3,850	2,179	2,829	2,829	2,829	2,829	2,829	2,829	2,829	2,829	28,661	
Electrical			810	810	810	810	810	810	733	733	733	7,059	
Mechanical			371	371	371	371	371	371	371	371	371	3,339	
Specialty Systems			844	844	1,094	994	1,167	1,167	1,167	1,167	1,167	9,611	
Sub-Total	2,290	3,850	4,204	4,854	5,104	5,004	5,177	5,177	5,100	5,100	5,100	48,670	
Service Improvements													
Electronic Healthcare Record System	906	1,608	638									2,246	3,152
Sub-Total	906	1,608	638									2,246	3,152
Total Expenditures by Category (excluding carry forward)	10,613	10,298	9,328	8,690	7,977	7,977	8,150	8,150	8,073	8,073	8,073	84,789	3,152

2017 – 2026 Capital Projects

The Preliminary 10-Year Capital Plan supports Long-Term Care Homes & Services' objective to ensure all health and safety issues are addressed and that the physical assets are maintained in a state of good repair to ensure safe and secure places for residents and visitors.

Health & Safety

- Major Health and Safety projects account for \$33.873 million or 39.9% of the total Preliminary 10-Year Capital Plan.
 - *Building Upgrades (\$5.850 million)* – Funding is provided for flooring, roofing and external and internal structural work in the 10 long-term care homes.
 - *Electrical (\$13.165 million)* – These funds are for work required to the General Electrical systems and Nurse Call systems at the LTCH's sites.
 - *Mechanical (\$11.383 million)* – This project provides funds to undertake work on the HVAC control systems, cooling and heating plants and ventilation systems at the LTCH's sites.
 - *Specialty Systems (\$3.475 million)* – Capital maintenance work will be completed on elevators at the LTCH's sites.

State of Good Repair (SOGR)

- SOGR projects account for \$48.670 million or 57.4% of the total Preliminary 10-Year Capital Plan.
 - These projects are required to maintain LTCH's homes in a state of good repair in order to avert major capital costs.
 - These SOGR work include, but not limited to, roofing, fire alarm replacements, emergency generator upgrades and lighting retrofits.

Service Improvements

- Service Improvement projects account for \$2.246 million or 2.6% of the total Preliminary 10-Year Capital Plan.
 - *Electronic Healthcare Record System (\$2.246 million)* – The project will provide LTCHS with a care planning system to document resident health records and support case-based decisions.

2017 Preliminary Capital Budget and Future Year Commitments

Included as a sub-set of the 10-Year Capital Plan is the 2017 Preliminary Capital Budget and Future Year Commitments, that consists of 2017 and future year cash flow for projects previously approved by Council; adjustments (Scope Change) to those previously approved projects; as well as new projects that collectively require Council approval to begin, continue or complete capital work.

- Table 3a below lists the 2017 Cash Flow and Future Year Commitments for Long-Term Care Homes and Services:

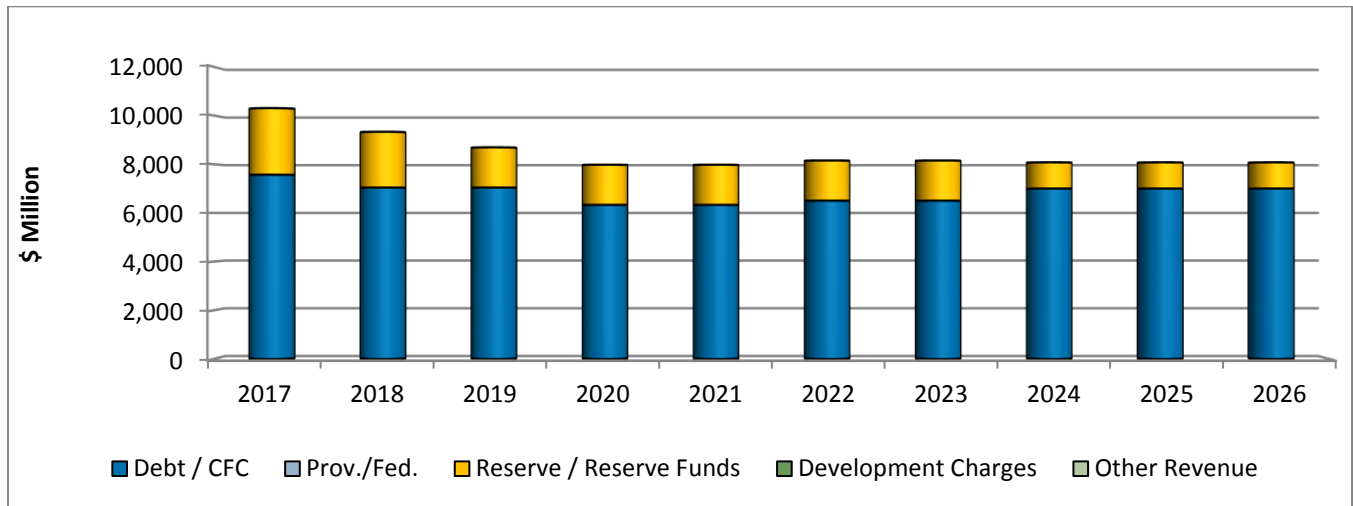
**Table 3a
2017 Cash Flow & Future Year Commitments (In \$000s)**

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total 2017 Cash Flow & FY Commits
Expenditures:											
Previously Approved											-
<i>Building Upgrades</i>	2,100										2,100
<i>Health and Safety HVAC</i>	700										700
<i>Electronic Healthcare System</i>	1,608	638									2,246
Subtotal	4,408	638	-	-	-	-	-	-	-	-	5,046
New w/Future Year											
<i>Building Upgrades</i>	1,750	1,350									3,100
<i>Electrical</i>	1,440										1,440
<i>Mechanical</i>	1,700	1,000									2,700
<i>Specialty Systems</i>	1,000	450									1,450
Subtotal	5,890	2,800	-	-	-	-	-	-	-	-	8,690
Total Expenditure	10,298	3,438	-	-	-	-	-	-	-	-	13,736
Financing:											
Debt/CFC	7,565	2,629									10,194
Reserves/Res Funds	2,733	809									3,542
Total Financing	10,298	3,438	-	-	-	-	-	-	-	-	13,736

Approval of the 2017 Preliminary Capital Budget of \$10.298 million will result in future year funding commitments of \$3.438 million in 2018 for building upgrades, mechanical and the *Electronic Healthcare Record System*.

- Previously approved funding of \$5.046 million is required to fund previously approved building upgrades (\$2.100 million) and HVAC (\$0.700 million) to meet the Health and Safety requirements as well as the *Electronic Healthcare Record System* (\$2.246 million).
- New funding of \$8.690 million is required over 2017 and 2018 for various building and electrical and specialty system maintenance projects as part of the Program's State of Good Repair (SOGR) capital work.

Chart 3
2017 – 2026 Preliminary Capital Plan by Funding Source (In \$000s)

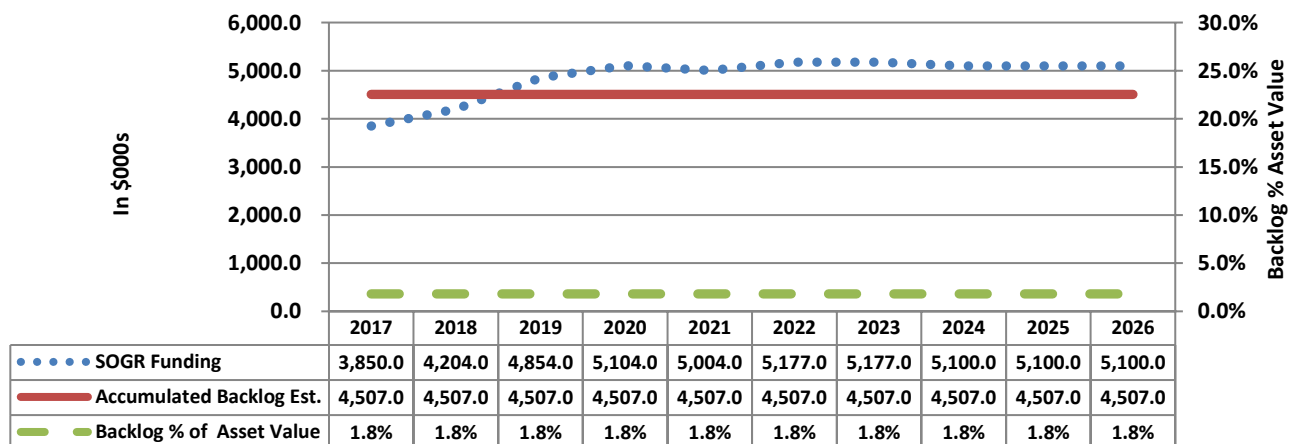


The Preliminary 10-Year Capital Plan of \$84.789 million cash flow funding will be financed by the following sources:

- Debt accounts for \$68.299 million or 80.6% of the financing over the 10-year period.
 - Debt funding required for 2017 – 2026 is within the 10-year debt guidelines and is dedicated predominantly to SOGR & Health & Safety projects.
 - The cash flow levels for SOGR and Health & Safety projects were adjusted to better reflect historical spending rates and capacity.
- Reserve and Reserve Funds constitute \$16.490 million or 19.4% of required funding over 10 years and partially fund eligible SOGR, H&S and Service Improvement projects.

State of Good Repair (SOGR) Backlog

Chart 4
SOGR Funding & Backlog (In \$000s)



- Long-Term Care Homes & Services' capital maintenance program ensures that life safety issues are addressed and that the homes are maintained in a state of good repair to avoid future major costs from becoming necessary.
- The 10-Year Capital Plan's spending on State of Good Repair is \$48.670 million. This funding will ensure the safety, security and comfort of residents as well as mitigate risks to the City while complying with the Ministry of Health and Long-Term Care (MOHLTC) requirements.
- The accumulated backlog at the end of 2016 is estimated to be \$4.507 million. Continuous SOGR funding through the 10-year period will ensure the backlog is maintained at \$4.507 million or 1.8% of the asset replacement value of \$248.829 million.

10-Year Capital Plan: Net Operating Budget Impact

**Table 5
Net Operating Impact Summary (In \$000s)**

Projects	2017 Budget		2018 Plan		2019 Plan		2020 Plan		2021 Plan		2017 - 2021		2017 - 2026	
	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions
Previously Approved														
<i>Kipling Acres Redevelopment Phase 2 - Return to service of 145 beds annualization</i>	765.0										765.0	-	765.0	-
<i>Electronic Healthcare Record System</i>					(28.0)						(28.0)	-	(28.0)	-
Total (Net)	765.0	-	-	-	(28.0)	-	-	-	-	-	737.0	-	737.0	-

The Preliminary 10-Year Capital Plan will increase the Program's future year Operating Budgets by a total of \$0.737 million net,

- Annualized cost of adding 115.6 positions during the 2016 Budget process to restore the 145 beds at Kipling Acres, partially funded by the provincial subsidy. The annualized impact of \$0.765 million net has been included in the 2017 Preliminary Operating Budget for Long-Term Care Homes and Services.
- The *Electronic Healthcare Record System* project is expected to reduce expenditures in paper consumption, pre-printed clinical forms and document storage for a total of \$0.028 million net savings upon completion of the project in 2019.

These future year operating impacts will be reviewed as part of the annual Operating Budget process.



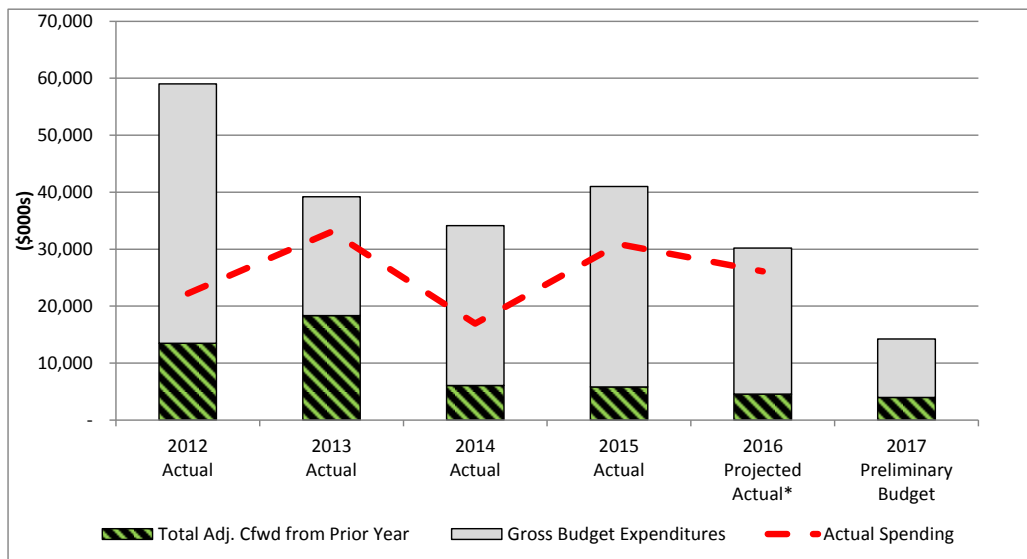
Part 2:

Issues for Discussion

Issues Impacting the 2017 Capital Budget

Review of Capital Projects and Spending

- City Council, at its meeting of July 12, 2016 considered the report entitled "2017 Budget Process – Budget Directions and Schedule EX16.37" and directed staff to:
 - Submit their 2017 – 2026 Capital Budget and Plans requiring that annual cash flow funding estimates be examined to more realistically match cash flow spending to project activities and timing, especially in the first 5 years of the Capital Plan's timeframe.
- Similar to prior years, all the projects included in the 10-Year Capital Plan for Long-Term Care Homes & Services were reviewed and reprioritized while ensuring the debt requirements remain within the Program's debt target for each year of the 10-Year Plan. The review placed special emphasis on:
 - Project readiness to proceed;
 - Project timelines and attributes;
 - Program's capacity to spend.
- The cash flow estimates for all projects were reviewed and amended to align with spending capacity while taking into consideration historical spending rates. The chart below shows the spending trend of the total capital program for LTCHS since 2012.
- Capital estimates for all projects were analyzed and cash flows aligned with historical spending as shown in the chart below. The bars on the graph below for the budget are split between new cash flows and funding carried forward from prior years.



Category	2012			2013			2014			2015			2016			Spending Rate 5 Year 2012-2016 Avg. %
	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Projected Actual *	Spending Rate %	
Health & Safety	4,714	457	9.7%	4,704	4,227	89.9%	7,590	4,090	53.9%	7,745	5,676	73.3%	7,416	6,071	81.9%	63.8%
Legislated	52,416	20,289	38.7%	31,552	27,738	87.9%	24,189	10,938	45.2%	30,434	22,450	73.8%	19,582	17,137	87.5%	62.3%
SOGR	1,871	1,487	79.5%	2,923	1,085	37.1%	2,337	1,910	81.7%	2,822	2,776	98.4%	2,290	2,125	92.8%	76.6%
Service Improvement	-	-	-	-	-	-	-	-	-	-	-	-	906	775	85.5%	85.5%
Total	59,001	22,233	37.7%	39,179	33,050	84.4%	34,116	16,938	49.6%	41,001	30,902	75.4%	30,195	26,109	86.5%	63.5%

Note - 2016 Projection based on the 2016 Q3 Capital Variance Report

- LTCHS has averaged a spending rate of 63.5% over the last 5 years. In determining the Program's readiness and capacity to spend, the projects included in the 10-Year Capital plan were reviewed at the sub-project

level to ensure that projects were ready to proceed and that the cash flow funding timing reflects the project timelines that take into account the factors noted above.

- As a result of the detailed review, cash flow for the state of good repair projects was revised to better align with the program's requirements with the following results:
 - Funding for the Building Upgrades and Electrical projects was reduced to free up debt funding for more urgent mechanical and health and safety issues at the facilities.
 - The project cost and cash flows for the *Electronic Healthcare Record System* project were adjusted to provide necessary funding for hardware costs not previously identified and were realigned with the revised project delivery schedule.

Kipling Acres Redevelopment (192-bed and 145-bed) – "Major Capital Project" Status Update

- The *Kipling Acres Long-Term Care Home* project has been redeveloped in 2 phases with the support of the City of Toronto and the Ministry of Health and Long-Term Care (MOHLTC).
 - Phase I was completed in 2014 and resulted in the opening of 192 beds in the new building and demolition of the old building.
 - Phase II will be completed on budget in Q4 2016, and 145 beds held in abeyance during construction, will be returned to service. There will be some pending exterior work and landscaping which will be completed in Q1 2017.
- The table below summarizes the total cost of the completed Kipling Acres project (Phase 1 and II). Since the construction for Phase II will be completed by year-end 2016, the MOHLTC will contribute a construction funding per diem, currently set at \$17.65 per bed, including \$1.00 for LEED rating, for a total of \$54.276 million that will be disbursed over a 25-year period and will be applied to recover a portion the City's debt service costs for this project.

**A Summary of Kipling Acres Project Cost
(In \$000s)**

(in \$000's)	Cash Flows							Total Project Cost	City Funding			MOHLTC Construction Funding Subsidy
	2010	2011	2012	2013	2014	2015	2016		Debt	Reserve	Other	
192 Bed Redevelopment (Existing Site)												
Kipling Acres Construction		2,198	15,800	22,002				40,000	14,697		250	30,923
Architectural Study & Fees	810	1,143	100	447				2,500	500	2,000		
Demolition			1,109	891				2,000	2,000			
Scope Change (Demolition)					5,000			5,000	5,000			
Contingency			3	3,497				3,500	3,500			
Landscaping				1,000				1,000	1,000			
Adult Day Program/Child Care Construction			500					500	500			
Total - 192 Bed Redevelopment (Existing Site)	810	3,341	17,512	27,837	5,000	-	-	54,500	27,197	2,000	250	30,923
145 Bed Redevelopment (Existing Site)												
Kipling Acres Site Accommodation			208	792				1,000	1,000			23,353
Kipling Acres 145 Bed Construction					15,000	20,000	9,500	44,500	25,580			
Kipling Acres 145 Bed Professional Services			22	1,478	250	250		2,000	2,000			
Total - 145 Bed Redevelopment (Existing Site)	-	-	230	2,270	15,250	20,250	9,500	47,500	28,580	-	-	23,353
Total - Kipling Acres 337 Bed Redevelopment Cost	810	3,341	17,742	30,107	20,250	20,250	9,500	102,000	55,777	2,000	250	54,276

- Kipling Acres Phase II was scheduled to be opened on May 1, 2016 initially. Due to issues with sub-contractors regarding the availability of trade staff, there were unanticipated delays. It is anticipated that Kipling Acres Phase II will open in December 2016 and that some residual exterior work will be completed in 2017.

Issues Impacting the 10-Year Capital Plan

Unmet Needs

Long Term Homes Capital Renewal Strategy and George Street Revitalization (LTC Homes)

- Five of Toronto’s 10 long-term care homes (1,232 of its 2,641 Ministry approved beds) need to be redeveloped or retrofitted over a 10-15 year period to meet compliance with new design standards under the Province's mandatory redevelopment strategy.
- The "Unmet Capital Needs" identified by Long-Term Care Homes & Services, as noted in the table below, includes the cost of redeveloping 3 of these sites at a cost of \$219.214 million to ensure the homes will meet legislative requirements. The City initially funds this debt, the MOHLTC contributes construction funding per diem, currently set at \$16.65 per bed, excluding \$1.00 for a LEED rating, for a total of \$83.727 million over a 25-year period following project completion.

Unmet Needs – Projects Excluded due to Funding Constraints (In \$000s)

Project Description	Total Project Expenditure	Non-Debt Funding	Debt Required	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Capital Projects to Ensure Legislative Compliance:													
<i>Carefree Lodge</i>	83,000.0	29,199.0	53,801.0							6,730.0	18,213.0	28,851.0	29,206.0
<i>CWT Redevelopment</i>	117,876.0	46,552.0	71,324.0					1,414.0	19,679.0	29,977.0	32,250.0	34,556.0	
<i>Seven Oaks Redevelopment</i>	18,338.0	7,336.0	11,002.0									1,249.0	17,089.0
Total	219,214.0	83,727.0	137,087.0	-	-	-	-	1,414.0	19,679.0	36,707.0	50,463.0	64,656.0	46,295.0

- The "Unmet Capital Needs" identified above cannot be accommodated within the City's current debt affordability targets given the limitations on debt servicing costs and therefore not included in the 2017 – 2026 Capital Plan for LTCHS. The projects will be included on the list of unfunded "Capital Priorities" considered for future funding in conjunction with the revenue options and tools identified in the report "The City of Toronto's Immediate and Longer-term Revenue Strategy Direction" from the City Manager and Deputy of City Manager & CFO for the 2018 Budget process.
- City Council at its meeting of November 3, 4, 2015 endorsed the delivery of a 600,000 sq. ft. multi-purpose facility at George Street envisioned to include an emergency shelter program, long-term care home facility, transitional assisted living, affordable housing and a community service hub.
- City Council, at its meeting of July 12, 13, 14, and 15, 2016 adopted report (EX16.13) entitled "*George Street Revitalization – Recommended Procurement and Delivery Strategy*" and authorized the City to proceed with an Alternative Financing and Procurement model for the implementation of the George Street Revitalization project using a Design-Build-Finance approach and referred the project to the 2017 Capital Budget process for consideration by the City Manager and the Deputy City Manager & CFO with other City priorities.
- The Preliminary 10-Year Capital Plan for Shelter, Support and Housing Administration includes funding of \$71.827 million for the next phase of the GSR project that will fund 2 distinct activities; Transitioning the Seaton House clients from the existing facility to 4 new (2 permanent, 2 temporary shelters) before the facility can be demolished, and funding for project management and preconstruction consulting costs necessary to conduct a due diligence review of work completed to date and support the development of the Project Specific Output Specifications (PSOS) with Infrastructure Ontario's support before the construction phase (GSR Phase III) of the project can begin. *Please refer to 2017 - 2026 Capital Budget Notes for Shelter, Support and Housing Administration for more information.*
- Due to affordability, funding for the construction of the GSR facility is not included in the 2017-2026 Preliminary Capital Budget for Shelter, Support and Housing Administration. The implementation of the Long-

Term Care Homes Capital Renewal Strategy is largely dependent on the completion of the construction phase of the George Street Revitalization project with an initial cost estimate of \$485.9 million which will act as a catalyst for the redevelopment of the remaining homes as it will allow for a new long-term care home to be integrated with the emergency shelter, transitional assisted living facility on an existing City-owned site (Seaton House) without having to acquire additional land in the downtown core.



Appendices

Appendix 1

2016 Performance

2016 Key Accomplishments

In 2016, Long-Term Care Homes & Services made significant progress and/or accomplished the following:

- ✓ Completed redevelopment of the remaining 145 beds from Kipling Acres Redevelopment (Phase 2).
- ✓ Various renovation and mechanical upgrade contracts were awarded and are targeted to be completed by year-end:
 - Mechanical upgrades at Bendale Acres, Seven Oaks, Lakeshore Lodge, Cummer Lodge, and Carefree Lodge.
 - Interior upgrades at Castlevue Wychwood Towers, Fudger House, Seven Oaks, and Wesburn Manor.
 - Elevator upgrades at Cummer Lodge and Carefree Lodge.
- ✓ Continued the generator code upgrade project across eight homes, engaging Technical Standards and Safety Authority (TSSA) to comply with additional requirements.
- ✓ Continued installation of security cameras at Bendale Acres, Seven Oaks, Cummer Lodge, Fudger House, Carefree Lodge, and Lakeshore Lodge are in progress.
- ✓ Completed lighting upgrades at Seven Oaks, Lakeshore Lodge, and Castlevue Wychwood Towers to be completed by year-end.

2016 Financial Performance

2016 Budget Variance Analysis (in \$000's)

2016 Budget	As of Sept. 30, 2016		Projected Actuals at Year-End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
30,195	15,928	52.8%	26,109	86.5%	4,086	13.5%

* Based on 2016 Third Quarter Capital Variance Report

The Long-Term Care Homes & Services' capital program is currently forecasting to spend \$26.109 million, or 86.5% of its 2016 Capital Budget. As a result of minor delays in Kipling Acres 145 bed construction project for exterior work and landscaping to be continued in 2017, as described in the 2016 Q3 Capital Variance Report, funding of \$3.956 million is being carried forward to the 2017 Preliminary Capital Budget to continue the work.

For additional information regarding the 2016 Q3 capital variances and year-end projections for Long-Term Care Homes and Services, please refer to the attached link for the report entitled "Capital Variance Report for the Nine-Month Period Ended September 30, 2016" considered by City Council at its meeting on December 13, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.BU26.5>

Impact of the 2016 Capital Variance on the 2017 Preliminary Capital Budget

- A detailed review of the 2017 – 2026 Preliminary Capital Budget and Plan has been conducted and the necessary adjustments have been made to the timing of cash flow funding for all State of Good Repair and Health & Safety sub-projects to align with Program's project plan, timelines and historical spending rates.
- These adjustments freed up debt funding capacity that was reallocated to projects that need to address building maintenance requirements as identified by the recently completed Building Condition Assessment (BCA).

Appendix 2

2017 Preliminary Capital Budget; 2018 to 2026 Preliminary Capital Plan (\$'000s)

Project	Total Project Cost	Prior Year Carry Forward	2017	2018	2019	2020	2021	2017 - 2021	2022	2023	2024	2025	2026	2017 - 2026 Total
Health & Safety:														
<i>Building Upgrades</i>	7,098	130		650	650	650	650	2,730	650	650	650	650	650	5,980
<i>Electrical</i>	14,465		1,440	1,274	2,074	1,111	1,211	7,110	1,211	1,211	1,211	1,211	1,211	13,165
<i>Mechanical</i>	14,413	1,090	2,400	1,887	887	887	887	8,038	887	887	887	887	887	12,473
<i>Specialty Systems</i>	5,314	125	1,000	675	225	225	225	2,475	225	225	225	225	225	3,600
Sub-Total	41,290	1,345	4,840	4,486	3,836	2,873	2,973	20,353	2,973	2,973	2,973	2,973	2,973	35,218
Legislated:														
<i>Kipling Acres 145 bed construction</i>	19,582	2,446						2,446						2,446
Sub-Total	19,582	2,446	-	-	-	-	-	2,446	-	-	-	-	-	2,446
State of Good Repair:														
<i>Building Upgrades</i>	30,951	165	3,850	2,179	2,829	2,829	2,829	14,681	2,829	2,829	2,829	2,829	2,829	28,826
<i>Electrical</i>	7,059			810	810	810	810	3,240	810	810	733	733	733	7,059
<i>Mechanical</i>	3,339			371	371	371	371	1,484	371	371	371	371	371	3,339
<i>Specialty Systems</i>	9,611			844	844	1,094	994	3,776	1,167	1,167	1,167	1,167	1,167	9,611
Sub-Total	50,960	165	3,850	4,204	4,854	5,104	5,004	23,181	5,177	5,177	5,100	5,100	5,100	48,835
Service Improvements:														
<i>Electronic Healthcare Record System</i>	3,152		1,608	638				2,246						2,246
Sub-Total	3,152	-	1,608	638	-	-	-	2,246	-	-	-	-	-	2,246
Total	114,984	3,956	10,298	9,328	8,690	7,977	7,977	48,226						88,745

Appendix 3

2017 Preliminary Capital Budget; 2018 to 2026 Preliminary Capital Plan

CITY OF TORONTO

**Gross Expenditures (\$000's)
Appendix 3**

Long Term Care Homes Services

Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By												
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
HOM907345 BUILDING UPGRADES																								
0	3	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	650	650	650	650	2,600	3,250	5,850	0	0	0	0	5,850	0	0	0	0	0	5,850
0	4	SOGR FUTURE YEARS	CW	S6	03	0	829	2,829	2,829	2,829	9,316	14,145	23,461	0	0	0	0	7,098	0	0	0	16,363	0	23,461
0	11	2016 H&S Building Upgrades	CW	S2	01	130	0	0	0	0	130	0	130	0	0	0	0	130	0	0	0	0	0	130
0	12	2016 SOGR Building Upgrades	CW	S2	03	2,265	0	0	0	0	2,265	0	2,265	0	0	0	0	1,000	0	0	0	1,265	0	2,265
0	14	2017 SOGR Building Upgrades	CW	S5	03	1,750	1,350	0	0	0	3,100	0	3,100	0	0	0	0	296	0	0	0	2,804	0	3,100
Sub-total						4,145	2,829	3,479	3,479	3,479	17,411	17,395	34,806	0	0	0	0	14,374	0	0	0	20,432	0	34,806
HOM907346 ELECTRICAL																								
0	3	SOGR FUTURE YEARS	CW	S6	03	0	810	810	810	810	3,240	3,819	7,059	0	0	0	0	0	0	0	0	7,059	0	7,059
0	7	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	1,274	2,074	1,111	1,211	5,670	6,055	11,725	0	0	0	0	0	0	0	0	11,725	0	11,725
0	12	2017 H&S LIFE SAFETY SYSTEMS	CW	S4	01	1,440	0	0	0	0	1,440	0	1,440	0	0	0	0	0	0	0	0	1,440	0	1,440
Sub-total						1,440	2,084	2,884	1,921	2,021	10,350	9,874	20,224	0	0	0	0	0	0	0	0	20,224	0	20,224
HOM907347 MECHANICAL																								
0	2	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	887	887	887	887	3,548	4,435	7,983	0	0	0	0	0	0	0	0	7,983	0	7,983
0	3	SOGR FUTURE YEARS	CW	S6	03	0	371	371	371	371	1,484	1,855	3,339	0	0	0	0	0	0	0	0	3,339	0	3,339
0	14	2016 H&S HVAC	CW	S2	01	1,790	0	0	0	0	1,790	0	1,790	0	0	0	0	0	0	0	0	1,790	0	1,790
0	15	2017 H&S HVAC	CW	S5	01	1,700	1,000	0	0	0	2,700	0	2,700	0	0	0	0	0	0	0	0	2,700	0	2,700
Sub-total						3,490	2,258	1,258	1,258	1,258	9,522	6,290	15,812	0	0	0	0	0	0	0	0	15,812	0	15,812
HOM907348 SPECIALTY SYSTEMS																								
0	2	HEALTH & SAFETY FUTURE YEARS	CW	S6	01	0	225	225	225	225	900	1,125	2,025	0	0	0	0	0	0	0	0	2,025	0	2,025
0	3	SOGR FUTURE YEARS	CW	S6	03	0	844	844	1,094	994	3,776	5,835	9,611	0	0	0	0	0	0	0	0	9,611	0	9,611
0	17	2016 H&S Specialty Systems	CW	S2	01	125	0	0	0	0	125	0	125	0	0	0	0	125	0	0	0	0	0	125
0	18	2017 H&S SPECIALTY SYSTEMS	CW	S5	01	1,000	450	0	0	0	1,450	0	1,450	0	0	0	0	0	0	0	0	1,450	0	1,450
Sub-total						1,125	1,519	1,069	1,319	1,219	6,251	6,960	13,211	0	0	0	0	0	125	0	0	13,086	0	13,211
HOM907695 Kipling Acres Site 2 (Phase 3)																								

CITY OF TORONTO

**Gross Expenditures (\$000's)
Appendix 3**

Long Term Care Homes Services

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By											
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing
<u>HOM907695 Kipling Acres Site 2 (Phase 3)</u>																							
0	2	Kipling Acres 145 bed construction (Phase 3)			CW S2 02	2,446	0	0	0	0	2,446	0	2,446	0	0	0	0	0	0	2,446	0	2,446	
Sub-total						2,446	0	0	0	0	2,446	0	2,446	0	0	0	0	0	0	2,446	0	2,446	
<u>HOM908198 Electronic Healthcare System</u>																							
0	1	Electronic Healthcare System			CW S3 04	1,608	638	0	0	0	2,246	0	2,246	0	0	0	2,246	0	0	0	0	2,246	
Sub-total						1,608	638	0	0	0	2,246	0	2,246	0	0	0	2,246	0	0	0	0	2,246	
Total Program Expenditure						14,254	9,328	8,690	7,977	7,977	48,226	40,519	88,745	0	0	0	16,620	125	0	0	72,000	0	88,745

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3

Long Term Care Homes Services

Sub- Project No. Project Name Priority SubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By											
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing
Financed By:																							
Reserve Funds (Ind."XR" Ref.)						2,863	2,288	1,650	1,650	1,650	10,101	6,519	16,620	0	0	0	0	0	0	0	16,620		
Capital from Current						125	0	0	0	0	125	0	125	0	0	125	0	0	0	125			
Debt						11,266	7,040	7,040	6,327	6,327	38,000	34,000	72,000	0	0	0	0	72,000	0	72,000			
Total Program Financing						14,254	9,328	8,690	7,977	7,977	48,226	40,519	88,745	0	0	0	0	16,620	125	0	72,000	0	88,745

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)
S6	S6 New - Future Year (Commencing in 2018 & Beyond)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07

Appendix 4

2017 Cash Flow and Future Year Commitments

CITY OF TORONTO

**Gross Expenditures (\$000's)
Appendix 4**

Long Term Care Homes Services

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By													
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>HOM907345 BUILDING UPGRADES</u>																									
0	11	2016 H&S Building Upgrades	CW	S2	01	130	0	0	0	0	130	0	130	0	0	0	0	130	0	0	0	0	0	130	
0	12	2016 SOGR Building Upgrades	CW	S2	03	2,265	0	0	0	0	2,265	0	2,265	0	0	0	0	1,000	0	0	0	1,265	0	2,265	
0	14	2017 SOGR Building Upgrades	CW	S5	03	1,750	1,350	0	0	0	3,100	0	3,100	0	0	0	0	296	0	0	0	2,804	0	3,100	
Sub-total						4,145	1,350	0	0	0	5,495	0	5,495	0	0	0	0	1,426	0	0	0	4,069	0	5,495	
<u>HOM907346 ELECTRICAL</u>																									
0	12	2017 H&S LIFE SAFETY SYSTEMS	CW	S4	01	1,440	0	0	0	0	1,440	0	1,440	0	0	0	0	0	0	0	0	1,440	0	1,440	
Sub-total						1,440	0	0	0	0	1,440	0	1,440	0	0	0	0	0	0	0	0	0	1,440	0	1,440
<u>HOM907347 MECHANICAL</u>																									
0	14	2016 H&S HVAC	CW	S2	01	1,790	0	0	0	0	1,790	0	1,790	0	0	0	0	0	0	0	0	1,790	0	1,790	
0	15	2017 H&S HVAC	CW	S5	01	1,700	1,000	0	0	0	2,700	0	2,700	0	0	0	0	0	0	0	0	2,700	0	2,700	
Sub-total						3,490	1,000	0	0	0	4,490	0	4,490	0	0	0	0	0	0	0	0	0	4,490	0	4,490
<u>HOM907348 SPECIALTY SYSTEMS</u>																									
0	17	2016 H&S Specialty Systems	CW	S2	01	125	0	0	0	0	125	0	125	0	0	0	0	125	0	0	0	0	0	125	
0	18	2017 H&S SPECIALTY SYSTEMS	CW	S5	01	1,000	450	0	0	0	1,450	0	1,450	0	0	0	0	0	0	0	0	1,450	0	1,450	
Sub-total						1,125	450	0	0	0	1,575	0	1,575	0	0	0	0	125	0	0	0	1,450	0	1,575	
<u>HOM907695 Kipling Acres Site 2 (Phase 3)</u>																									
0	2	Kipling Acres 145 bed construction (Phase 3)	CW	S2	02	2,446	0	0	0	0	2,446	0	2,446	0	0	0	0	0	0	0	0	2,446	0	2,446	
Sub-total						2,446	0	0	0	0	2,446	0	2,446	0	0	0	0	0	0	0	0	0	2,446	0	2,446
<u>HOM908198 Electronic Healthcare System</u>																									
0	1	Electronic Healthcare System	CW	S3	04	1,608	638	0	0	0	2,246	0	2,246	0	0	0	0	2,246	0	0	0	0	0	2,246	
Sub-total						1,608	638	0	0	0	2,246	0	2,246	0	0	0	0	2,246	0	0	0	0	0	2,246	
Total Program Expenditure						14,254	3,438	0	0	0	17,692	0	17,692	0	0	0	0	3,672	125	0	0	13,895	0	17,692	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4

Long Term Care Homes Services

Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By										
						2017	2018	2019	2020	2021	Total 2017-2021	Total 2022-2026	Total 2017-2026	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt
Financed By:																						
		Reserve Funds (Ind."XR" Ref.)				2,863	809	0	0	0	3,672	0	3,672	0	0	0	0	0	0	0	3,672	
		Capital from Current				125	0	0	0	0	125	0	125	0	0	125	0	0	0	0	125	
		Debt				11,266	2,629	0	0	0	13,895	0	13,895	0	0	0	0	0	13,895	0	13,895	
Total Program Financing						14,254	3,438	0	0	0	17,692	0	17,692	0	0	3,672	125	0	0	13,895	0	17,692

Status Code	Description
S2	S2 Prior Year (With 2017 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2017 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07

Appendix 5

2017 Preliminary Capital Budget with Financing Detail

(Phase 2) 14-Long Term Care Homes Services Sub-Project Category: 01,02,03,04,05,06,07 Type: B Sub-Project Status: S2 Type: C Sub-Project Status: S2,S3,S4,S5



CITY OF TORONTO

Appendix 5

**Long Term Care Homes Services
Sub-Project Summary**

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2017	Financing											
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable		
0	<u>HOM90734</u>	<u>BUILDING UPGRADES</u>														
0	11 2016 H&S Building Upgrades	01/01/2016	12/31/2016	130	0	0	0	0	130	0	0	0	0	0	0	0
0	12 2016 SOGR Building Upgrades	01/01/2016	12/31/2017	2,265	0	0	0	0	1,000	0	0	0	1,265	0	0	0
0	14 2017 SOGR Building Upgrades	06/19/2016	06/19/2016	1,750	0	0	0	0	125	0	0	0	1,625	0	0	0
	Project Sub-total:			4,145	0	0	0	0	1,255	0	0	0	2,890	0	0	0
0	<u>HOM90734</u>	<u>ELECTRICAL</u>														
0	12 2017 H&S LIFE SAFETY SYSTEMS	01/01/2017	12/31/2017	1,440	0	0	0	0	0	0	0	0	1,440	0	0	0
	Project Sub-total:			1,440	0	0	0	0	0	0	0	0	1,440	0	0	0
0	<u>HOM90734</u>	<u>MECHANICAL</u>														
0	14 2016 H&S HVAC	01/01/2016	12/31/2017	1,790	0	0	0	0	0	0	0	0	1,790	0	0	0
0	15 2017 H&S HVAC	01/01/2017	12/31/2018	1,700	0	0	0	0	0	0	0	0	1,700	0	0	0
	Project Sub-total:			3,490	0	0	0	0	0	0	0	0	3,490	0	0	0
0	<u>HOM90734</u>	<u>SPECIALTY SYSTEMS</u>														
0	17 2016 H&S Specialty Systems	01/01/2016	12/31/2016	125	0	0	0	0	0	125	0	0	0	0	0	0
0	18 2017 H&S SPECIALTY SYSTEMS	01/01/2017	12/31/2018	1,000	0	0	0	0	0	0	0	0	1,000	0	0	0
	Project Sub-total:			1,125	0	0	0	0	0	125	0	0	1,000	0	0	0
0	<u>HOM90769</u>	<u>Kipling Acres Site 2 (Phase 3)</u>														
0	2 Kipling Acres 145 bed construction (Phase 3)	01/01/2011	12/31/2013	2,446	0	0	0	0	0	0	0	0	2,446	0	0	0
	Project Sub-total:			2,446	0	0	0	0	0	0	0	0	2,446	0	0	0
0	<u>HOM90819</u>	<u>Electronic Healthcare System</u>														
0	1 Electronic Healthcare System	01/01/2015	12/31/2018	1,608	0	0	0	0	1,608	0	0	0	0	0	0	0
	Project Sub-total:			1,608	0	0	0	0	1,608	0	0	0	0	0	0	0
Program Total:				14,254	0	0	0	0	2,863	125	0	0	11,266	0	0	0

Status Code Description
 S2 S2 Prior Year (With 2017 and/or Future Year Cashflow)
 S3 S3 Prior Year - Change of Scope 2017 and/or Future Year Cost/Cashflow
 S4 S4 New - Stand-Alone Project (Current Year Only)
 S5 S5 New (On-going or Phased Projects)

Category Code Description
 01 Health and Safety C01
 02 Legislated C02
 03 State of Good Repair C03
 04 Service Improvement and Enhancement C04
 05 Growth Related C05
 06 Reserved Category 1 C06
 07 Reserved Category 2 C07

Appendix 6

Reserve / Reserve Fund Review

Reserve / Reserve Fund – Program Specific (\$000s)

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2016 *	Contributions / (Withdrawals)										2017 - 2026 Total Contributions / (Withdrawals)
			2017 Budget	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	
Homes for the Aged (XR2103)	Beginning Balance	3,780	3,780	2,402	1,469	1,174	879	584	289	(6)	(301)	(596)	
	Withdrawals (-)												
	<i>Capital Maintenance Draw</i>		(1,125)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(15,975)
	<i>Electronic Healthcare Draw</i>		(1,608)	(638)									(2,246)
	Total Withdrawals		(2,733)	(2,288)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)	(2,246)
	Contributions (+)												
	<i>Structural Compliance Premium</i>		1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	13,550
Total Contributions		1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	13,550	
Total Reserve Fund Balance at Year-End		3,780	2,402	1,469	1,174	879	584	289	(6)	(301)	(596)	(891)	11,304

* Based on the 2016 Q3 Variance Report