



City Budget
2013

Facilities Management and Real Estate Capital Budget Analyst Notes

The City of Toronto's budget is presented by program and service, in Analyst Note format. The City's Capital Budget funds major infrastructure.

2013 - 2022 Capital Program

2013 CAPITAL BUDGET ANALYST BRIEFING NOTES

BUDGET COMMITTEE NOVEMBER 29, 2012

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Contacts:	Judy Broughton	Karin Dahm
	Manager, Financial Planning	Senior Financial Planning Analyst
	Tel: (416) 392-8393	Tel: (416) 397-4533

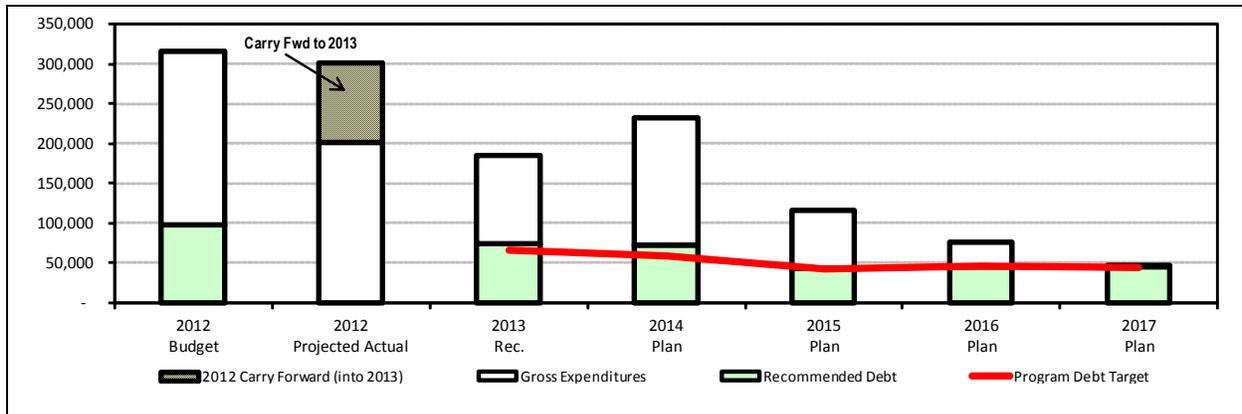
PART I: RECOMMENDATIONS

The City Manager and Acting Chief Financial Officer recommend that:

1. City Council approve the 2013 Recommended Capital Budget for Facilities Management and Real Estate with a total project cost of \$100.990 million, and 2013 cash flow of \$284.790 million and future year commitments of \$330.420 million comprised of the following:
 - a) New Cash Flow Funding for:
 - i) 71 new / change in scope sub-projects with a 2013 total project cost of \$100.990 million that requires cash flow of \$47.062 million in 2013 and a future year cash flow commitment of \$45.755 million in 2014; \$5.629 million in 2015; and \$2.544 million in 2016;
 - ii) 33 previously approved sub-projects with a 2013 cash flow of \$138.779 million; and a future year cash flow commitment of \$169.249 million in 2014; \$76.186 million in 2015; and \$31.057 million in 2016;
 - iii) 1 previously approved sub-project with carry forward funding from 2011 and prior years requiring 2013 cash flow of \$0.450 million which forms part of the affordability target that requires Council to reaffirm its commitment; and
 - b) 2012 approved cash flow for 37 previously approved sub-projects with carry forward funding from 2012 into 2013 totaling \$98.499 million.
2. City Council approve new debt service costs of \$0.709 million in 2013 and incremental debt costs of \$4.735 million in 2014, \$3.464 million in 2015, \$0.623 million in 2016, and \$0.261 million in 2017 resulting from the approval of the 2013 Recommended Capital Budget, to be included in the 2013 and future year operating budgets;
3. City Council approve the 2014-2022 Recommended Capital Plan for Facilities Management and Real Estate totaling \$366.560 million in project estimates, comprised of \$17.373 million in 2014; \$35.412 million in 2015; \$42.968 million in 2016; \$45.801 million in 2017; \$45.800 million in 2018; \$45.801 million in 2019; \$45.555 million in 2020; \$44.191 million in 2021; and \$43.659 million in 2022; and
4. City Council consider operating costs (savings) of \$0.040 million net in 2013, and \$0.085 million net in 2014, emanating from the approval of the 2013 Recommended Capital Budget for inclusion in the 2013 and future year operating budgets.
5. All sub-projects with third party financing be approved conditionally, subject to the receipt of such funding in 2013 and if such funding is not forthcoming, their priority and funding be reassessed by City Council relative to other City-financed priorities and needs.
6. City Council approve 3 temporary capital positions for the delivery of new 2013 capital projects and that the duration for each temporary position not exceed the life and funding of its respective project / sub-project.

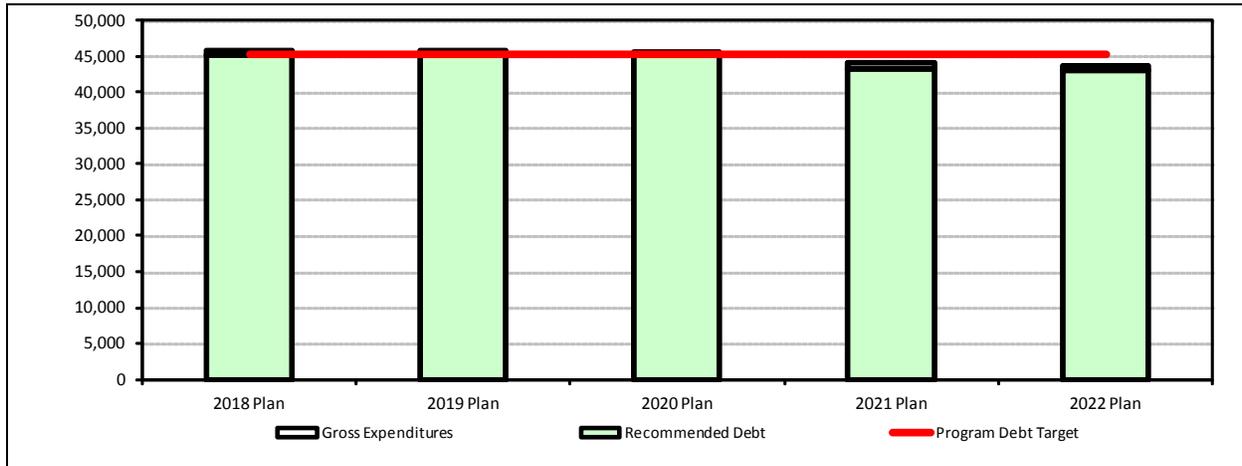
PART II: 2013 – 2022 CAPITAL PROGRAM

**10-Year Capital Plan
2013 Recommended Budget, 2014 - 2017 Recommended Plan
(In \$000s)**



	2012		2013 Rec. Budget and 2014-2017 Plan					5-Year Total Percent	
	Budget	Projected Actual	2013	2014	2015	2016	2017		2013-2017
Gross Expenditures:									
2012 Capital Budget & Approved FY Commitment	315,600	202,677	168,934	143,112	86,303	16,922		415,271	63.1%
Recommended Changes to Approved FY Commitments			(30,155)	26,137	(10,117)	14,135			
2013 New/Change in Scope and Future Year Commitments			47,062	45,755	5,629	2,544		100,990	15.3%
2014- 2017 Capital Plan Estimates				17,373	35,412	42,968	45,801	141,554	21.5%
2-Year Carry Forward for Reapproval			450					450	0.1%
1-Year Carry Forward to 2013		98,499							
Total Gross Annual Expenditures & Plan	315,600	202,677	186,291	232,377	117,227	76,569	45,801	658,265	100.0%
Program Debt Target			67,001	58,666	43,291	46,016	45,200	260,174	
Financing:									
Recommended Debt	98,107		75,693	73,114	43,961	46,017	45,200	283,985	43.1%
Reserves/Reserve Funds	43,829		3,475	4,970	3,300			11,745	1.8%
Development Charges	845		40					40	
Provincial/Federal	88,450		75,843	104,063	20,650	10,623	601	211,778	32.2%
Debt Recoverable	62,021		28,611	31,341	46,004	19,929		125,884	19.1%
Other Revenue	22,349		2,630	18,891	3,313			24,834	3.8%
Total Financing	315,600		186,291	232,377	117,227	76,569	45,801	658,265	100.0%
By Project Category:									
Health & Safety			3,563	3,432	3,825	3,950	3,813	18,581	2.8%
Legislated			1,397	4,777	3,198	3,259	2,283	14,914	2.3%
SOGR			31,636	33,258	30,808	37,083	38,706	171,490	26.1%
Service Improvement			149,695	190,911	79,396	32,278	1,000	453,280	68.9%
Growth Related									
Total by Project Category	-		186,291	232,377	117,227	76,569	45,801	658,265	100.0%
Asset Value (\$) at year-end	4,037,084		4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	
Yearly SOGR Backlog Estimate (not addressed by current plan)									
Accumulated Backlog Estimate (end of year)	337,774		302,555	282,401	263,589	238,691	218,628		
Backlog: Percentage of Asset Value (%)	8.4%		7.5%	7.0%	6.5%	5.9%	5.4%		
Debt Service Costs			1,325	9,056	8,904	5,078	6,137	30,499	
Operating Impact on Program Costs			40	85				125	
New Positions			1					1	

10-Year Capital Plan
2018-2022 Recommended Plan
(In \$000s)



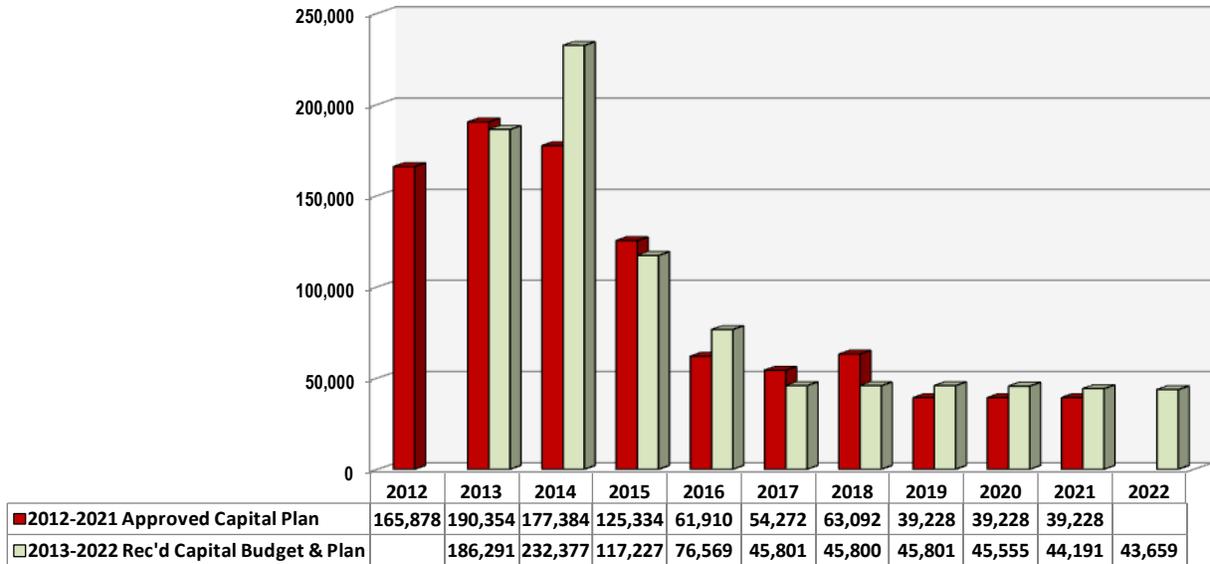
	2018-2022 Capital Plan						10-Year Total Percent
	2018	2019	2020	2021	2022	2013-2022	
Gross Expenditures:							
2012 Capital Budget & Approved FY Commitments						415,271	47.0%
Recommended Changes to Approved FY Commitments						450	0.1%
2-Year Carry Forward for Reapproval						100,990	11.4%
2013 New/Change in Scope and Future Year Commitments						366,560	41.5%
2018 - 2022 Capital Plan Estimates	45,800	45,801	45,555	44,191	43,659	883,269	100.0%
Total Gross Annual Expenditures & Plan	45,800	45,801	45,555	44,191	43,659	883,269	100.0%
Program Debt Target	45,200	45,200	45,200	45,200	45,200	486,174	
Financing:							
Recommended Debt	45,201	45,200	45,199	43,390	42,200	506,174	57.3%
Reserves/Reserve Funds						11,745	1.3%
Development Charges						40	
Provincial/Federal	599	601	356	801	459	214,593	24.3%
Debt Recoverable						125,884	14.3%
Other Revenue						24,834	2.8%
Total Financing	45,800	45,801	45,555	44,191	43,659	883,269	100.0%
By Project Category:							
Health & Safety	3,203	3,313	3,749	3,790	3,554	36,187	4.1%
Legislated	2,319	2,355	2,391	2,430	2,469	26,878	3.0%
SOGR	39,479	40,134	39,415	37,971	37,636	366,123	41.5%
Service Improvement	800					454,080	51.4%
Growth Related							
Total by Project Category	45,801	45,802	45,555	44,191	43,659	883,269	100.0%
Asset Value(\$) at year-end	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084		
Yearly SOGR Backlog Estimate (not addressed by current plan)							
Accumulated Backlog Estimate (end of year)	196,509	173,608	154,322	132,769	117,430		
Backlog: Percentage of Asset Value (%)	4.9%	4.3%	3.8%	3.3%	2.9%		
Debt Service Costs	5,643	5,435	5,435	5,403	4,996	57,411	
Operating Impact on Program Costs						125	
New Positions						1	

10-Year Capital Plan Overview

- The 2013 Recommended Capital Budget and 2014-2022 Recommended Capital Plan focuses on addressing Facilities Management and Real Estate's core portfolio of state of good repair (SOGR) and essential life cycle replacement projects so that all users of City facilities can enjoy safe and functional environments.
- The 10-Year Recommended Capital Plan for Facilities Management and Real Estate includes the Union Station Revitalization project, which was previously a stand-alone program.
- The 10-year Recommended Capital Plan totals \$883.269 million, excluding carry forward funding; of which \$658.265 million or 74.5% is projected for the first five years and \$225.004 million or 25.5% is required in the second five years. The first five years is significantly higher as it includes funding assigned to the large scale redevelopment projects of Union Station (\$320.662 million), St. Lawrence Market North (\$71.190 million) and Nathan Phillips Square (\$7.436 million).
- The 10-year Recommended Capital Plan requires new debt funding of \$506.174 million and exceeds the debt affordability guideline over the ten years by \$20.000 million.
 - Debt funding of \$506.174 million comprises 57.3% of the Facilities Management and Real Estate 10-year capital financing.
 - Other sources of funding include Provincial/Federal Funding (\$214.593 million or 24.3%), Recoverable Debt (\$125.884 million or 14.3%), reserve funding (\$11.745 million or 1.3%) and other funding (\$24.834 million or 2.8%) including \$11.500 million from the Toronto Parking Authority for parking at the St. Lawrence North Building and \$13.334 million for the Union Station Revitalization Project, mostly from Via Rail.
- 41.5% or \$366.123 million over the 10-year planning horizon is allocated to projects that maintain assets in a state of good repair and include over 100 projects in various project groupings that focus on the type of capital maintenance required (structural maintenance, re-roofing, site work, etc.).
- The corporate facilities portfolio has a replacement value of approximately \$4.0 billion for over 400 buildings (including all civic centres) with a total square footage of 15 million.
- By the end of 2012, there will be an estimated \$337.774 million in state of good repair (SOGR) backlog. The backlog, as a percentage of total asset value is 8.4%. The 2013 Recommended Capital Budget and 2014-2022 Recommended Capital Plan provides sufficient funding to reduce the SOGR backlog by 65.2% over the 10 years to a balance of \$117.430 million in 2022, representing 2.9% of total asset value.
- The 10-Year Recommended Capital Plan will impact future year Operating Budgets for Facilities Management and Real Estate by a total of \$0.125 million net over the ten-year period. These impacts are attributed to on-going maintenance of new information technology systems being implemented.

Key Changes to the 2012 - 2021 Approved Capital Plan

**Changes to the 2012 -2021 Approved Capital Plan
(In \$000s)**



The 2013 Recommended Capital Budget and the 2014 - 2022 Recommended Capital Plan reflects an increase of \$54.410 million or 6.2% from the 2012 to 2021 Approved Capital Plan.

The major changes to the 2012-2021 Approved Capital Plan are outlined below:

- Construction timelines have been revised for the Union Station Revitalization Project, requiring cash flow funding to be adjusted.
 - The detailed design for the first phase of the North West Path project has been completed and the phase 1 construction contract has been awarded. The tendering process for Phase 1 of the construction contract was completed later than expected, thus funding in 2012 is to be carried forward and cash flows have been adjusted in 2013 and 2014.
 - Phase 1 of Revitalization work at Union Station has been delayed, resulting in Phases 2 – 5 being deferred to future years. This was mainly due to site conditions including structural issues, as well as discovered heritage and hazardous materials.
- Significant increases to the estimated costs to complete the Northwest Path have increased the capital plan by \$40.000 million gross (\$20.000 million debt). This is due to several factors: additional contingencies due to increased project complexity; inflationary cost escalations; greater than anticipated relocation costs; and revised scope of work, including moving the exit pavilion to the west side of York Street and the addition of an elevator.
- A second phase has been added to the Facilities Preventative Maintenance Project to expand on the existing SAP Plant Maintenance implementation (asset tagging system), the Mobile Work Management System and to allow access to external contractors (\$1.810 million).

2013-2022 Capital Program Facilities Management and Real Estate

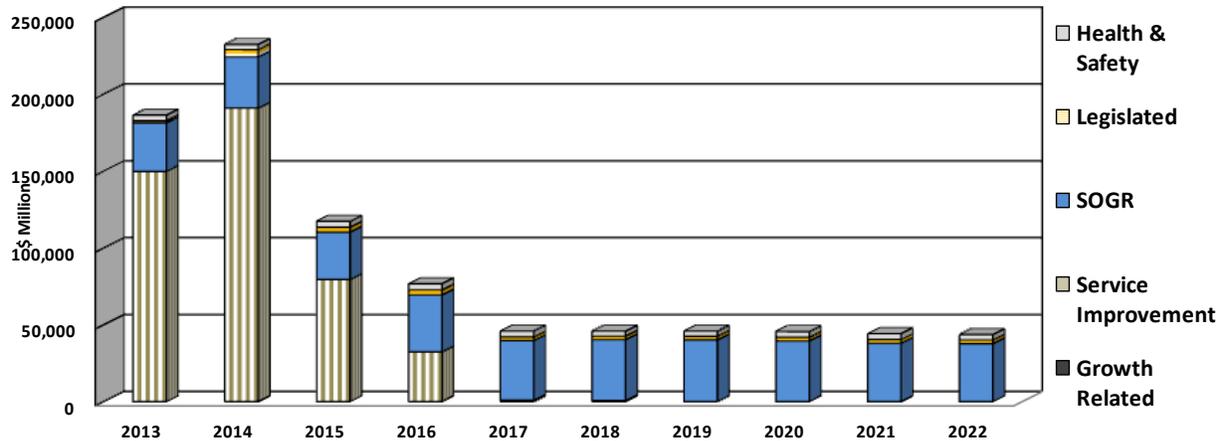
- Cash flow funding has been adjusted for the Yards Consolidation Study which will now include funding for a City-wide Property Audit, including site planning and appraisals.
- Landscaping along the Bay Street and Hagerman Street frontages, as well as upgrading the pedestrian PATH system located below the Square have been included in the Nathan Phillips Square Revitalization and will be funded from the Public Realm Reserve (\$4.5 million).
- New funding to convert audio visual equipment to digital and HD in the Council Chambers (\$0.550 million), to create a central repository for building data (\$0.600 million), and to create a new electronic request for services system (\$0.160 million).
- Additional funding at Union Station for signage costs (\$3.833 million), fees and permits (\$1.3 million), internal charges (\$0.3 million), and work transferred from other stakeholders (\$8.2 million), primarily funded from Metrolinx, offset by a decrease in professional services costs (\$5.433 million) has been added.
- The following chart details the key project cash flow changes to the 2012 – 2021 Approved Capital Plan.

Summary of Project Changes (In \$000s)

Key Projects	Total Project Cost	2013	2014	2015	2016	2017	2018	2019	2020	2021	2013 - 2021	Revised Total Project Cost
Previously Approved												
Yards Consolidation Study	11,172	(533)	533							(1,810)	(1,810)	9,362
CCTV Infrastructure Enhancement	7,600	(1,000)	349	327	324							7,600
<i>Union Station:</i>												
North West Path	65,000	(4,500)	4,500									65,000
Phase 1 - Construction Contracts	296,793	(6,000)	6,000									296,793
Phase 2 - Construction Contracts	109,000	(21,100)	21,100									109,000
Phase 3 - Construction Contracts	41,000		(8,800)	8,800								41,000
Phase 4 - Construction Contracts	20,000			(12,700)	12,700							20,000
Phase 5 - Construction Contracts	4,480			(3,000)	3,000							4,480
Third Party Construction	25,000	(400)	3,400	(3,000)								25,000
Other Professional Services	13,644	4,283	(1,605)	(795)	(1,883)							13,644
Total Previously Approved	593,689	(29,250)	25,477	(10,368)	14,141					(1,810)	(1,810)	591,879
New												
NPS - Bay St. Landscaping	4,500	2,500	2,000								4,500	4,500
Facilities Preventative Maintenance	1,810	392	848	570							1,810	1,810
Service Web System	160	160									160	160
A/V Equipment	550	550									550	550
Capital Asset Data Integration	600	100	500								600	600
Energy Audits & Monitoring Systems	400	200	100	100							400	400
<i>Union Station:</i>												
North West Path	40,000	14,000	26,000								40,000	40,000
Internal City Charges - Additional	300	300									300	300
Fees and Permits - Additional	1,300	100	200	1,000							1,300	1,300
Adjustments - Construction Contracts	12,033	12,033									12,033	12,033
Adjustments - Professional Services	(5,438)	(6,194)		540	221						(5,433)	(5,433)
Total New	56,215	24,141	29,648	2,210	221						56,220	1,239,978
Total Changes	649,904	(5,109)	55,125	(8,158)	14,362					(1,810)	54,410	1,831,857

2013 – 2022 Recommended Capital Plan

2013–2022 Capital Plan by Project Category
(In \$000s)



The 10-Year Recommended Capital Plan for Facilities Management and Real Estate of \$883.269 million is comprised of \$36.187 million or 4.1% for Health and Safety projects; \$26.878 million or 3.0% for Legislated project; \$366.123 million or 41.5% for State of Good Repair projects and 4454.080 million or 51.4% for Service Improvement projects.

- Health and Safety and Legislated projects represent approximately \$36.187 million or 4.1% and \$26.878 million or 3.0% of total planned expenditures, respectively of the total 10-Year Recommended Capital Plan.

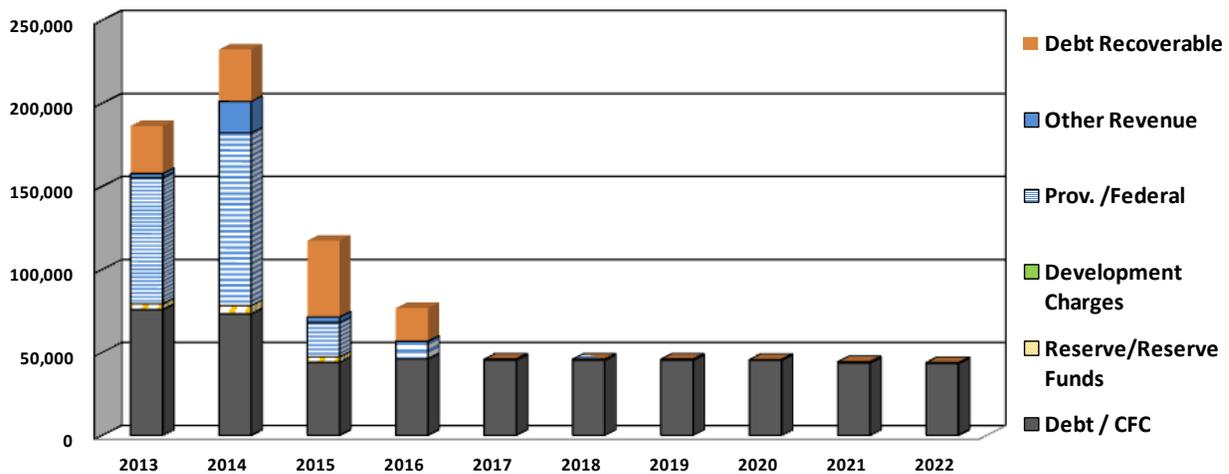
 - A large portion of Health and Safety projects is for Emergency Repairs (\$26.062 million). This funding is unallocated and is provided to meet emergent issues arising on an annual basis. There is also significant funding for security (\$9.650 million).
 - Funding for Legislated projects address Provincially or Federally legislated capital repairs such as barrier free access, designated substances and environmental remediation
- State of Good Repair (SOGR) projects account for \$366.123 million or 41.5% of the total planned cash flow of \$883.269 million. If the Union Station Revitalization project is excluded, SOGR funding of \$366.123 million would represent 62% of spending in the 10-Year Recommended Capital Plan.

 - State of Good Repair projects includes over 100 projects in various project groupings that focus on the type of capital maintenance required (structural maintenance, re-roofing, site work, etc.).
 - \$171.490 million or 46.8% of the total planned cash flow for SOGR projects will be spent during the first 5 years. In addition to ongoing structural/mechanical repairs, Nathan Phillips Square Rehabilitation and Old City Hall will require \$2.936 million and \$12.292 million, respectively.

2013-2022 Capital Program Facilities Management and Real Estate

- Another \$194.633 million or 53.2% of the total cash flow is dedicated to SOGR projects during the second 5 years. Part of the increase in the latter half is due to funding for Union Station SOGR (\$5.000 million per year beginning in 2016).
- Service Improvement projects account for \$454.080 million or 51.4% of funding included in the 10-Year Recommended Capital Plan of which \$453.280 million or 99% is in the first five years. Most of this funding is allocated to the revitalization of Union Station (\$320.662 million) and the redevelopment of St. Lawrence Market North (\$71.190 million) which are expected to be completed by 2016.

**2013–2022 Capital Plan by Funding Source
(In \$000s)**



The 10-Year Recommended Capital Plan of \$883.269 million will be financed by \$506.174 million of debt, \$214.593 million from Federal /Provincial grants, \$125.884 million from recoverable debt, \$11.745 million from Reserve / Reserve funds, \$0.040 million from Development Charges, and Other Revenue comprised of \$24.834 million.

- Facilities Management and Real Estate’s 10-Year Recommended Capital Plan is primarily funded by debt, which accounts for \$506.174 million or 57.3% of recommended financing. Debt funding exceeds the 10-year debt affordability target of \$486.174 by \$20.000 million as a result of the increased cost estimates for the Northwest Path.
- Debt for the first 5 years totals \$283.985 million or 43.1% of total funding for the period. This allocation is significantly below historic debt levels as a result of the Union Station Revitalization and the Redevelopment of St. Lawrence North Market North projects. These two projects are primarily funded from other sources, causing the percentage of funding from debt in the first five years to be lower than in the past.
- Debt for the second 5 years of the Recommended Capital Plan totals \$222.190 million or 98.7% of the total funding for the period.
- Federal/Provincial Grants are recommended to fund \$214.593 million or 24.3% of the 10-Year Recommended Capital Plan. Almost all of the funding, 98.6% in the first four years of

2013-2022 Capital Program Facilities Management and Real Estate

the Plan is related to the Union Station Revitalization and the Northwest Path projects (\$208.818 million).

- Other sources of funding such as Reserves and Reserve funds (\$11.745 million or 1.3%), Recoverable Debt (\$125.884 million or 14.3%) and Other Revenues (\$24.834 million or 2.8%) will be utilized in the first five years of the 10-Year Recommended Capital Plan period and are for the following redevelopment/revitalization projects:
 - Union Station Revitalization has funding from recoverable debt of \$69.719 million which represents the incremental lease revenues to be received from the planned new retail space in the Station, the VIA Panorama Lounge and the Air Rail Link; other funding of \$13.334 is provided from VIA Rail and other stakeholders and \$2.420 million is from the Capital Financing Reserve.
 - The St. Lawrence Market North Expansion/Renovation is funded from \$56.165 million in recoverable debt from future revenue streams, \$11.500 million from the Toronto Parking Authority as a contribution to the parking areas and \$3.525 million from the Provincial Offences Court Stabilization Reserve.
 - The Nathan Phillips Square Revitalization project will receive \$4.500 million from the Public Realm Reserve to do landscaping on Bay and Hagerman Street and upgrades to the PATH.

Major Capital Initiatives by Category

**Summary of Major Capital Initiatives by Category
(In \$000s)**

	Total Project Cost	2013 Rec. Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2013-2022 Total
Health & Safety												
Security/H&S Structural	9,647	1,150	1,200	1,150	1,527	850	850	850	850	850	850	10,127
Emergency	26,065	2,413	2,232	2,675	2,423	2,963	2,353	2,463	2,899	2,940	2,704	26,065
Sub-Total	35,712	3,563	3,432	3,825	3,950	3,813	3,203	3,313	3,749	3,790	3,554	36,192
Legislated												
Environmental/Barrier	21,216	1,397	4,777	3,198	3,259	2,283	2,319	2,355	2,391	2,430	2,469	26,878
Sub-Total	21,216	1,397	4,777	3,198	3,259	2,283	2,319	2,355	2,391	2,430	2,469	26,878
State of Good Repair (SOGR)												
Special Corporate Projects/Other	44,037	10,432	7,359	698	1,772	29	1,641	308	2,000	190		24,429
Re-roofing/Sitework/Renovations	12,833	1,278	2,869	1,308	2,275	754	650	1,317	256	1,212	401	12,320
Structural/Building Envelope	35,000	5,906	8,560	13,776	10,140	13,728	11,292	16,506	9,352	11,544	12,932	113,736
Mechanical and Electrical	78,736	8,632	10,170	9,663	17,881	18,098	15,251	11,606	15,069	14,005	11,280	131,655
Sitework	131,655	262	464	1,439	1,448	1,872	4,663	5,801	6,320	2,949	1,143	26,361
Renovations	96,306	5,126	3,836	3,924	3,567	4,225	5,982	4,596	6,418	8,071	11,880	57,625
Sub-Total	398,567	31,636	33,258	30,808	37,083	38,706	39,479	40,134	39,415	37,971	37,636	366,126
Service Improvements												
St. Lawrence Market North	74,890	3,400	27,700	33,031	7,059							71,190
North West Path	105,000	20,000	48,000	500								68,500
Union Station Construction	529,273	116,489	104,800	38,533	22,091							281,913
Union Station Professional	39,245	2,115	2,245	2,235	603							7,198
Nathan Phillips Square -	4,500	2,500	2,000									4,500
Fac. IT Projects	4,455	1,880	1,348	570								3,798
Corporate Refurb. And Other	7,861	3,311	4,818	4,527	2,524	1,000	800					16,980
Sub-Total	765,224	149,695	190,911	79,396	32,277	1,000	800					454,079
Total	1,220,719	186,291	232,378	117,227	76,569	45,802	45,801	45,802	45,555	44,191	43,659	883,275

2013-2022 Capital Program Facilities Management and Real Estate

The 10-Year Recommended Capital Plan supports Facilities Management and Real Estate's objectives of timely project delivery, focusing on state of good repair for existing facilities to meet renewal needs for the City's aging infrastructure.

Health & Safety:

- Major Health and Safety projects include Emergency Repairs (\$26.062 million), an annual program with funding for emergency and other unexpected facility repairs and Security (\$9.650 million) to ensure that facilities meet set security standards.

Legislated:

- Major Legislated projects include environmental and barrier free access work for \$21.216 million.

State of Good Repair (SOGR) Projects

- The main objective of the 10-Year Recommended Capital Plan is to ensure that facilities are maintained in a state of good repair so that all users can enjoy safe and functional environments. \$366.122 million or 41.5% is allocated to various project groupings that focus on the types of capital maintenance required: structural, mechanical maintenance, re-roofing, site work, renovations and electrical upgrades.
- These SOGR projects ensure that approximately 400 buildings and over 15 million square feet of space are maintained in a state of good repair.
- Major SOGR projects include ongoing SOGR for Union Station beginning in 2016 when the revitalization will be completed (\$35.000 million), upgrades to the HVAC systems at Old City Hall (\$12.292 million) and work at Nathan Phillips Square to meet functional requirements and enable hosting of events and public activities (\$2.936 million).

Service Improvement Projects

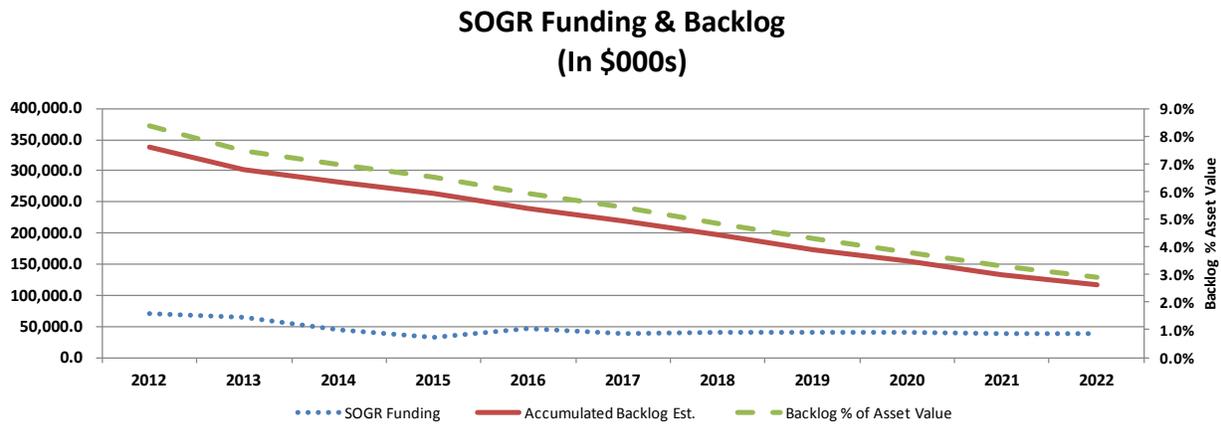
- The Union Station Revitalization Project is the largest service improvement project included in the 10-Year Recommended Capital Plan with allocated funding of \$360.662 million or 40.8%. The project is expected to be completed in 2016 and includes restoration work (Heritage Lighting, VIA concourse, Great Hall, and exterior facade), construction of new retail areas in the East Wing as well as a new lower-level retail floor, new concourses for GO Transit, updates and repairs to offices in the West Wing and Centre Block, new mechanical and electrical systems to service the Station, and work completed on behalf of other stakeholders including Metrolinx.
- The North West Path project will create a connection to the existing PATH system that will start at the northwest corner of Union Station and extend north to York Street and immediately south to Wellington Street. Project cost estimates have recently been revised. The 10-Year Recommended Capital Plan now includes \$93.065 million, which has resulted in the Program exceeding the debt affordability guideline.
- Funding of \$71.190 million is included in the 10-Year Recommended Capital Plan for the redevelopment of St. Lawrence Market North which will result in a multi-purpose, multi-storey facility containing a public market at grade and compatible ancillary uses on a

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mezzanine overlooking the market hall, three levels of Provincial Offences Act traffic courts above grade, and three levels of parking below grade.

- Other significant service improvement projects include the Corporate Facilities Refurbishment Program (\$6.411 million), the Facilities Preventative Maintenance project (\$3.038 million) and landscaping work at Nathan Phillips Square (\$4.500 million).

State of Good Repair (SOGR) Backlog



The 10-Year Recommended Capital Plan dedicates \$171.490 million to SOGR spending in the first five years of the Plan and \$195.033 million over the last five years which averages to \$36.652 million annually.

- FM&RE is responsible for the capital improvement and repairs for over 400 facilities with an approximate replacement value of \$4.0 billion, covering 15 million sq feet of space. Approximately 20% of City owned buildings are over 50 years old. In 10 years, 35% of the buildings will be over 50 years old.
- By 2012 year-end, the SOGR backlog will be an estimated \$337.774 million reflecting 8.4% of the total asset replacement value of \$4.037 billion.
- The 2013 Recommended Capital Budget and 2014-2022 Recommended Capital Plan provides sufficient funding to reduce the SOGR backlog by 65.2% over 10 years to a balance of \$117.430 million in 2022, representing 2.9% of total asset value.
- The 10-Year Recommended Capital Plan includes scheduled life cycle replacements of major components that are at the end of their service life.
- The rate of SOGR spending on City facilities is less than industry standard of at least 2% of asset replacement value per year due to debt affordability constraints.
- As new divisional facility SOGR portfolios are transferred to the Facilities Management and Real Estate Capital budget, through the Facilities Transformation Project, the composition of the backlog will change.
- The SOGR backlog for Facilities Management and Real Estate can be divided up into these major repair categories: mechanical and electrical, renovations, re-roofing, site-work and structural/building but cannot have an asset value assigned to the type of repair. However, the SOGR for Union Station is tracked as its own asset. Please refer to the following table for a breakdown:

**SOGR Backlog by Asset Category
(In \$000s)**

Facilities Management and Real Estate

Total	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
State of Good Repair Funding	70,124	63,972	44,482	32,942	47,083	38,706	39,479	40,134	39,414	38,370	37,636
Accumulated Backlog Est. (yr end)	337,774	302,555	282,401	263,589	238,692	218,629	196,510	173,609	154,323	132,770	117,431
Backlog %Asset Value	8.4%	7.5%	7.0%	6.5%	5.9%	5.4%	4.9%	4.3%	3.8%	3.3%	2.9%
Asset Value	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084	4,037,084

Mechanical and Electrical

State of Good Repair Funding	16,510	15,328	16,315	9,661	17,880	18,097	15,251	11,605	15,069	14,005	11,280
Accumulated Backlog Est. (yr end)	134,105	133,014	129,675	124,836	114,945	102,500	90,926	84,859	73,021	63,002	57,490
Backlog %Asset Value		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asset Value											

Renovations

State of Good Repair Funding	5,913	5,926	4,686	4,624	4,317	4,225	5,982	4,596	6,418	8,071	11,880
Accumulated Backlog Est. (yr end)	50,830	50,503	50,101	48,790	46,855	44,080	40,593	37,473	33,087	28,742	24,592
Backlog %Asset Value		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asset Value											

Re-Roofing

State of Good Repair Funding	2,517	1,278	2,869	1,308	2,275	754	650	1,318	255	1,211	401
Accumulated Backlog Est. (yr end)	8,293	7,598	5,968	5,724	5,645	4,932	4,642	3,324	3,069	1,858	1,457
Backlog %Asset Value	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asset Value											

Sitework

State of Good Repair Funding	20,774	3,198	828	1,439	2,471	1,902	6,304	6,110	8,320	3,539	1,143
Accumulated Backlog Est. (yr end)	22,999	22,787	22,400	21,198	20,442	18,935	14,873	10,180	8,210	5,260	4,117
Backlog %Asset Value	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asset Value											

Structural/Building Envelope

State of Good Repair Funding	3,784	5,906	8,560	13,776	5,140	8,728	6,292	11,506	4,352	6,544	7,932
Accumulated Backlog Est. (yr end)	65,853	65,294	62,122	53,041	50,805	48,181	45,476	37,772	36,936	33,908	29,775
Backlog %Asset Value	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asset Value											

Union Station

State of Good Repair Funding	20,626	32,336	11,224	2,134	15,000	5,000	5,000	5,000	5,000	5,000	5,000
Accumulated Backlog Est. (yr end)	55,694	23,358	12,134	10,000							
Backlog %Asset Value	6.7%	2.8%	1.5%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asset Value	830,000	830,000	830,000	830,000	830,000	830,000	830,000	830,000	830,000	830,000	830,000

In total, the backlog as a percentage of asset value will decrease from 8.4% to 2.9% by the end of the 10-year period.

- State of good repair funding is provided in various project grouping (renovations, mechanical and electrical, etc.) It is not possible to allocate asset value by these categories. However, accumulated backlog estimates by project category are decreasing over the 10-year horizon. Mechanical and electrical backlog will decrease from \$0.134 million to \$0.057 million, or more than 50%. The Sitework backlog of projects will decrease from \$22.999 million to \$4.117 million, representing a decrease of approximately 75%.

10-Year Capital Plan Impact on the Operating Budget

Operating Impact Summary
(In \$000s)

Program Costs, Revenues and Net (\$000s)	2013 Rec. Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	20201 Plan	2022 Plan	2013-2022 Total
2013 Recommended Capital Budget											
Program Gross Expenditure	40.0	85.0									125.0
Program Revenue											
Program Costs (Net)	40.0	85.0									125.0
Approved Positions	1.0										1.0
Recommended 10-Year Capital Plan											
Program Gross Expenditure											
Program Revenue											
Program Costs (Net)											
Approved Positions											
Total											
Program Gross Expenditure	40.0	85.0									125.0
Program Revenue											
Program Cost (Net)	40.0	85.0									125.0
Approved Positions	1.0										1.0

Approval of the 2013 Recommended Capital Budget will result in an operating budget increase of \$0.040 million.

The 10-Year Recommended Capital Plan will increase future year Operating Budgets by a total of \$0.125 million net over the 2013 – 2022 period. Approved positions will increase by 1.0 over the 10-year time frame. This is comprised of costs to support:

- The completion of Phase 1 of the Facilities Preventative Maintenance system in which a new mobile solution will be rolled out to approximately 240 users across all Facilities Districts. A new resource will be required for the day-to-day administration, front-line application support and sustainment actions for the new mobile solution. Duties will also include device management, application support and technical support of the hardware and solution.

Net Operating Impact by Project
(In \$000s)

Project	2013 Rec. Budget		2014 Plan		2015 Plan		2016 Plan		2017 Plan		2013 - 2017 Capital Budget		2018 - 2022 Capital Plan	
	\$000s	Position	\$000s	Position	\$000s	Position	\$000s	Position	\$000s	Position	\$000s	Position	\$000s	Position
Previously Approved Projects														
Facilities Preventative Maintenance System	40	1	85									125	1	
Total Recommended (Net)	40	1	85									125	1	

Capital Project Delivery: Temporary Positions

Position Title	CAPTOR Project Number	# of Positions	Project Delivery		Salary and Benefits \$ Amount (\$000s)					2018 - 2022
			Start Date	End Date (m/d/yr)	2013	2014	2015	2016	2017	
Senior Technology Analyst	FAC907744-6	1.0	5/1/2013	12/31/2017	60,000.0	120,000.0	120,000.0	120,000.0	120,000.0	
Technology Analyst 1	FAC907744-6	1.0	5/1/2013	12/31/2017	40,000.0	80,000.0	80,000.0	80,000.0	80,000.0	
Business System Analyst	FAC906179-45	1.0	7/1/2013	12/31/2014	40,000.0	100,000.0				
Total		3.0			140,000.0	300,000.0	200,000.0	200,000.0	200,000.0	

Approval of the 2013 Recommended Capital Budget will require 3.0 new temporary capital positions to deliver the following capital projects:

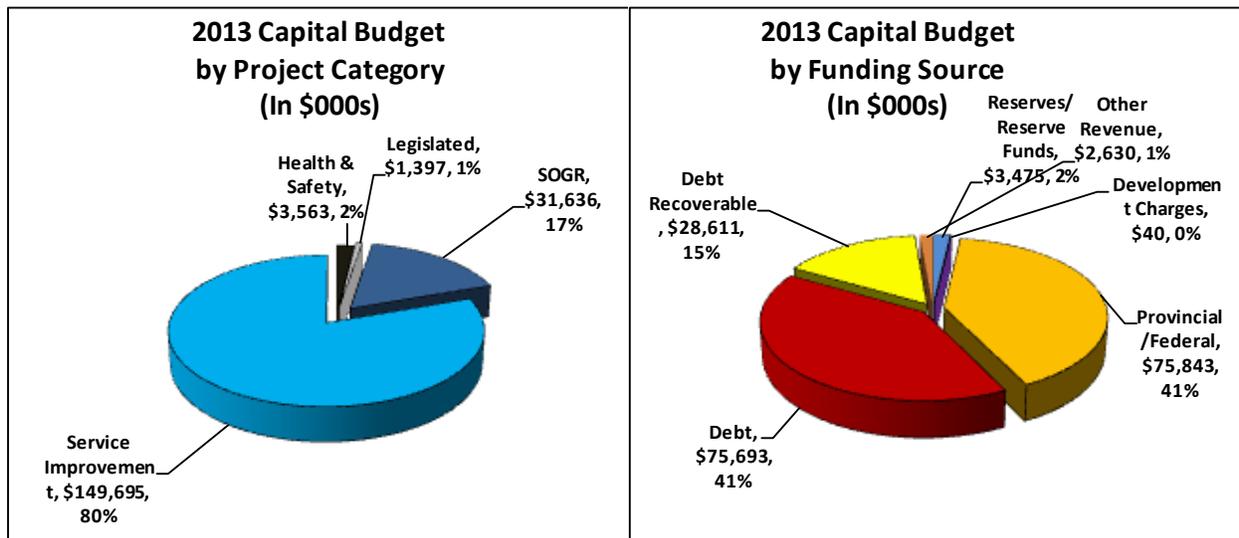
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- The Capital Asset Data Integration project will create a central repository that tracks and stores building data such as size, replacement values, building improvement spending, occupancy and landlord responsibilities. The project requires a temporary dedicated Business System Analyst until the end of 2014 to scan existing systems and gather business requirements to implement measures to meet reporting requirements.
- The CCTV Infrastructure Enhancement project addresses the end of life cycle and network requirements for CCTV equipment monitoring critical infrastructure. Two Technology Analysts (one of them being a senior) are required as the new CCTV systems will impact Information Technology Infrastructure. These positions would reside in the Information Technology Operating Budget and would last until 2017.

It is recommended that Council approve these 3 temporary capital positions for the delivery of new 2013 capital projects / sub-projects and that the duration for each temporary position does not exceed the life of the funding of its respective capital projects / sub projects.

PART III - 2013 RECOMMENDED CAPITAL BUDGET

2013 Capital Budget by Project Category and Funding Source



The 2013 Recommended Capital Budget, excluding funding carried forward from 2012 to 2013, requires new cash flow funding of \$186.291 million.

- State of Good Repair projects account for \$31.636 million or 17% of the cash flow funding for 2013. On-going structural and mechanical/electrical repairs require \$14.538 million in funding while SOGR at Old City Hall totals \$6.146 million and Nathan Phillips Square Revitalization amounts to \$2.936 million in 2013.
- Service Improvement projects represent 80% or \$149.695 million of the 2013 Recommended Capital Budget's expenditures and are primarily related to the Union Station Revitalization project (\$139.204 million). Funding is also included for the revitalization of St. Lawrence Market North (\$3.400 million) and the Corporate Facilities Refurbishment Program (\$1.611 million).
- Health and Safety projects comprise \$3.563 million or 2% of the 2013 Recommended Capital Budget's cash flow funding. This is primarily for emergency project funding.
- Legislated projects total \$1.397 million or 1% of recommended capital works for 2013. These funds will be used to make structural and building repairs required to meet legislated standards.
- The 2013 Capital Budget for Facilities Management and Real Estate is funded primarily by debt, which accounts for 41% or \$75.693 million of 2013 financing. This is \$8.692 million above the debt affordability guideline of \$67.001 million set for this Program in 2013.
- Other funding sources include: Provincial and Federal funding of \$75.843 million or 41% (Union Station -\$75.243 million); recoverable debt of \$28.611 million or 15% (Union Station - \$25.211 million and St. Lawrence Market North - \$3.400 million); reserves and reserve

2013-2022 Capital Program Facilities Management and Real Estate

funds of \$3.475 million or 2% (Union Station - \$0.975 million and Nathan Philips Square - \$2.500 million); and other revenue and development charges of \$2.630 million and \$0.040 million, respectively for the Union Station Revitalization project.

2013 Recommended Cash Flow & Future Year Commitments (In \$000s)

	2011 & Prior Year Carry Forward	2013 Previously Approved Cash Flow Commitments	2013 New Cash Flow Rec'd	2013 Total Cash Flow Rec'd	2012 Carry Forwards	Total 2013 Cash Flow (Incl 2012 C/Fwd)	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Cost
Expenditures																
Previously Approved	450	138,779		139,229	98,499	237,728	169,249	76,186	31,057							514,220
Change in Scope			23,131	23,131		23,131	29,048	2,110	221							54,510
New			18,418	18,418		18,418										18,418
New w/Future Year			5,513	5,513		5,513	16,707	3,519	2,323							28,062
Total Expenditure	450	138,779	47,062	186,291	98,499	284,790	215,004	81,815	33,601							615,210
Financing																
Debt	450	45,720	29,523	75,693	28,622	104,315	55,827	9,048	3,647							172,837
Other		1,230	1,400	2,630	9,629	12,259	18,891	3,313								34,463
Reserves/Res. Funds		975	2,500	3,475	13,863	17,338	4,970	3,300								25,608
Development Charges		40		40		40										40
Recoverable Debt		28,611		28,611	2,500	31,111	31,341	46,004	19,929							128,384
Provincial/Federal		62,204	13,639	75,843	43,885	119,728	103,976	20,152	10,025							253,879
Total Financing	450	138,779	47,062	186,291	98,499	284,790	215,004	81,815	33,601							615,210

Facilities Management and Real Estate's 2013 Recommended Capital Budget is \$284.790 including carry forward funding of \$98.499 million, and provides \$139.229 million for previously approved projects already underway and \$47.062 million for new/change in scope projects.

- The change in scope project funding increase of \$54.510 million results mainly from an increase of \$40.000 million due to increased cost estimates for the Northwest Path project, \$8.200 million for Union Station signage cost increases and additional work being transferred from Metrolinx, as well as, \$4.500 million of funding required for additional landscaping within the Nathan Phillips Square Revitalization project and \$1.810 million for additional scope to the Facilities Maintenance Project.
- New projects total \$46.080 million planned for 2013-2016 and include: chiller replacement at 703 Don Mills for \$4.219 million, installation of new backflow preventers at various locations for \$3.264 million, emergency repairs totaling \$2.413 million, Capital Asset Data Integration for \$0.600 million, \$1.611 million for Corporate Refurbishment and various other structural, mechanical, electrical repair projects.
- Debt of \$104.315 million will fund 36.6% of the recommended 2013 capital projects. Provincial/Federal funding will provide \$119.728 million or 42% while Other Revenues of \$12.259 million will fund 4.3% of project expenditures. Recoverable Debt will fund \$31.111 million or 11% and Reserves will fund \$17.338 million or 6% of the 2013 Recommended Capital Budget's cash flow requirements.
- Approval of the 2013 Recommended Capital Budget will result in a commitment to future year cash flow funding for previously approved projects of \$276.492 and new/change in scope projects of \$53.928 million.

2013 Recommended Capital Project Highlights

2013 Recommended Capital Project Highlights
(In \$000s)

Project	Total Project Cost	2013	2014	2015	2016	2017	2013 - 2017	2018	2019	2020	2021	2022	2013 - 2022 Total
Facilities Preventative Maintenance System	4,455	1,820	848	570			3,238						3,238
Special Corporate Projects	1,310	810	500				1,310						1,310
Environmental	322	322					322						322
Re-roofing	6,030	3,226	2,804				6,030						6,030
Structural/Building Envelope	9,931	7,193	2,738				9,931						9,931
Mechanical and Electrical	28,847	13,357	10,474	2,693	2,323		28,847						28,847
Sitework	627	262	365				627						627
Renovation	11,658	7,980	2,852	826			11,658						11,658
Capital Construction	150	150					150						150
Emergency Repairs	2,413	3,320					3,320						3,320
Corporate Facilities Refurbishment Plan	2,111	2,111					2,111						2,111
Yards Consolidation	4,169	1,000	533				1,533						1,533
1115 Queen West/ 45 Lisgar	1,700	300					300						300
West District Plan	500	100					100						100
St. Lawrence Market North Property	74,890	5,900	27,700	33,031	7,059		73,690						73,690
Old City Hall Revitalization	12,833	6,146	6,146				12,292						12,292
Office Accommodation Plan	600	160					160						160
Divisional SOGR	6,005	1,234					1,234						1,234
Security	10,150	3,450	2,249	1,927	1,324		8,950						8,950
Nathan Phillips Square	48,537	13,436	2,000				15,436						15,436
North West Path	105,000	44,565	48,000	500			93,065						93,065
Union Station Revitalization	568,518	167,948	107,795	42,268	22,895		340,906						340,906
Total (including carry forward funding)	900,756	284,790	215,004	81,815	33,601		615,210						615,210

The 2013 Recommended Capital Budget provides funding of \$284.790 million to:

- Complete the redevelopment of 1115 Queen /45 Lisgar for Toronto Public Health.
- Complete Phase 1 of the Facilities Preventative Maintenance System and begin Phase 2.
- Continue large scale redevelopment/revitalization projects for Union Station, the St. Lawrence Market North and Nathan Phillips Square Sites, including work for the Northwest Path.
- Continue to address \$56.693 million in state of good repair (SOGR) work for structural, mechanical and electrical, renovations, re-roofing and sitework.

PART IV: ISSUES FOR DISCUSSION

2013 Issues and Future Year Issues

Debt Target

- The 2013 Recommended Capital Budget and 2014 to 2022 Recommended Capital Plan exceeds the debt affordability target of \$486.174 million by \$20.000 million. This is attributable to the increased debt requirement as a result of revised cost estimates for the Northwest Path. In total, the Northwest Path will require a total of \$40.000 million in additional funding, \$20.000 million will be provided by the Province and \$20.000 million will require additional City debt.

Reporting on the Status Complex Multi-Year, Multi-Stage, Multi-Million Dollar Projects - Union Station Revitalization

- At its meeting of October 24th, 2012, the Audit Committee considered a report from the Auditor General entitled "a Mid-Term Review of the Union Station Revitalization: Managing Risks in a Highly Complex Multi-Year, Multi-Stage, Multi-Million Dollar Project". The report recommended that enhanced oversight and reporting to promote accountability and transparency should be undertaken.
- The action plan to implement the Auditor General's recommendations outlined is twofold:
 - 1) beginning in 2014, the quarterly capital variance will include additional detail on large capital projects, including life to date information, milestones and milestone slippages and any cost escalations for all major City capital projects; and
 - 2) beginning in 2013, detailed information will be provided in the Analyst Briefing Notes specifically on Union Station, to be submitted to Budget Committee. The following information is being presented on the Union Station Revitalization Project in accordance with that directive:
- **Union Station Revitalization:**

Union Station					
	Original Approval	Revised During 2012 Budget Process	Revised During 2013 Budget Process	Total Budget	Life to Date Spending
Revitalization	575,200	25,000	8,200	608,400	226,039
Northwest Path	65,000		40,000	105,000	5,760
Total	640,200	25,000	48,200	713,400	231,799

Project Description:

The Union Station Revitalization Project will bring the Station to a state of good repair and restore the historical elements of the station, re-establishing and preserving its character and historical significance within the City. The objective is to promote Union Station as a multimodal transportation hub. A new retail level is being constructed

beneath the existing Bay, VIA and York Concourses. The Panorama Lounge is being redeveloped. State of good repair work and heritage restoration work will be carried out in the West Wing, the Centre Block and the Great Hall.

The project has been organized into 5 stages. The first and largest of the stages is Stage 1 which includes the structural dig down, the West Wing Transfer and the VIA Panorama Lounge redevelopment. Stage 2 includes the continuation of the column replacement, the Bay Concourse, interior and exterior restoration of the retail space. The last three stages include the Bay Street Promenade, the East and West halves of the Front Street Moat, respectively.

Milestones to Date:

89 columns have been replaced. The Panorama Lounge has been completed and turned over to VIA Rail. The West Wing has been turned over to GO Transit and significant progress has been made on the exterior restoration work including window replacement and façade restorations. Stage 1 is anticipated to be completed by December of 2014; Stage 2 will be completed by 2015. The Station will be totally revitalized by June 2016.

Approved Budget/Adjustments:

The original budget was \$640.200 million. This was revised during the 2012 capital budget process to include third party work (Metrolinx) which was added at no cost to the City (fully recoverable from Metrolinx). The 2013 Recommended Capital Budget includes an additional \$8.2 million for this third party work (fully recoverable as well) as more accurate estimates of the third party work to be completed have been received. Also, the 2013 Recommended Capital Budget includes an additional \$40.000 million in gross expenditures, funded 50% by the City and 50% by the Province. The Northwest Path Project was significantly under-budgeted, therefore an additional \$40.000 million is required to complete the Path.

Risk Management:

The original timelines for the project envisioned Stage 1 (structural dig down) being completed by June 2013. Due to heritage and hazardous materials issues, the timeline had to be adjusted. Stage 1 is now projected to be completed by December 2014. There is a plan in place for schedule recovery. Construction staging is being re-sequenced to ensure that the overall project is completed as originally scheduled in December 2016.

Challenges:

Unknown site conditions including Environmental Hazards continue to impact work progression. Challenges continue with co-ordinating contractors working on TTC and Metrolinx projects.

Facilities Transformation Project

- Facilities Management and Real Estate is the corporate body responsible for setting the standards for ensuring that all City-owned facilities are operated and maintained in a manner that meets operating needs and protects these assets into the future. A project is

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underway to centralize the responsibility for these assets in the Facilities Management Division. The Facilities Transformation Project will centralize the responsibilities as well as the operating and capital budgets for all City facilities. A number of Programs have or are scheduled to transfer operating and/or capital responsibilities, staff and funding. Transfer of capital funding and responsibilities for Courts, Clerks, Municipal Licensing and Standards, Transportation, Children's Services, Shelter Support and Housing Administration, Long-term Care Homes and Services and Solid Waste Management and are planned for late 2012 or 2013.

- As divisional portfolios are transferred to Facilities Management and Real Estate through the Facilities Transformation Project, the Facilities Management SOGR backlog could increase due to inherent funding shortfalls.

Appendix 1

2012 Performance

2012 Key Accomplishments

In 2012, Facilities Management and Real Estate accomplished the following:

- ✓ At Union Station, completed the VIA offices, Panorama Lounge and baggage handling system, transfer of the West Wing to GO Transit, and continued excavation and replacement of columns beneath the concourses.
- ✓ Completed 90 SOGR projects at various City facilities, minimizing workflow disturbances to ensure these facilities remain operational, including: City Hall Windows Replacement – West Tower (\$2.5 million), City Hall Wedding Chapel (\$1.7M) and structural rehabilitation at 255 Dundas St – 52 Division (\$4.1M).
- ✓ Completed the Father Henry Carr (Rexdale Community Hub) with all contributions secured.

2012 Capital Variance Review

2012 Budget to Actual Comparison (In \$000s)

2012 Approved	Actuals as of Sept. 30, 2012 (3rd Quarter Variance)		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
315,600	112,965	35.8%	198,112	62.8%	117,488	37.2%

Capital expenditures for the period ending September 30, 2012 total \$112.965 million or 35.8% of the 2012 Approved Capital Budget of \$315.600 million. Projected spending to year end is anticipated to be \$198.112 million or 62.8%.

The projected year-end under-spending is largely attributable to the following Capital projects:

- Projected year-end spending for Stage 1 of construction for the Union Station Revitalization Project is anticipated to be \$103.000 million or 70.0% of the 2012 approved cash flow of \$146.300 million. Site conditions such as structural issues and found materials and heritage items have impacted progress on Stage 1.
- Projected year-end spending on the Northwest Path is anticipated to be \$7.500 million or 23.4% of the 2012 approved cash flow of \$32.065 million. The construction contract for phase 1 has been awarded.
- The St. Lawrence Market North has been delayed as the original design estimates exceeded the approved budget for this project. Staff are working with the design consultant to ensure the design cost estimate is within the approved construction budget. It is estimated that \$1.044 million or 25.8% of the 2012 approved cash flow will be spent by year end.

Appendix 2

10-Year Recommended Capital Plan Project Summary (In \$000s)

Project	2013	2014	2015	2016	2017	2013 - 2017	2018	2019	2020	2021	2022	2013 - 2022
Special Corporate Projects	2,630	1,348	570			4,548						4,548
Environmental	322	1,183	1,215	1,249	1,283	5,252	1,319	1,355	1,391	1,430	1,469	12,216
Barrier Free/Equity		1,000	1,000	1,000	1,000	4,000	1,000	1,000	1,000	1,000	1,000	9,000
SOGR - Re-Roofing	3,226	2,869	1,308	2,275	754	10,430	650	1,317	256	1,212	401	14,266
SOGR - Structural/Building Envelope	7,193	8,560	13,776	10,617	13,728	53,874	11,292	16,506	9,352	11,544	12,932	115,499
SOGR - Mechanical and Electrical	13,357	12,864	10,746	18,891	18,098	73,955	15,251	11,606	15,069	14,005	11,280	141,165
SOGR - Sitework	262	464	1,439	1,448	1,872	5,483	4,663	5,801	6,320	2,949	1,143	26,358
SOGR - Renovations	7,980	3,836	3,924	3,567	4,225	23,531	5,982	4,596	6,418	8,071	11,880	60,478
Capital Construction	150					150						150
Emergency	3,320	2,232	2,675	2,423	2,963	13,611	2,353	2,463	2,899	2,940	2,704	26,969
Corporate Refurbishment Program	2,111	1,000	1,000	1,000	1,000	6,111	800					6,911
Yards Consolidation Study	1,000	1,283		1,023	30	3,336	1,641	309	2,000	190		7,476
115 Queen Street West/45 Lisgar	300					300						300
West District Plan	100					100						100
St. Lawrence Market North Property	5,900	27,700	33,031	7,059		73,690						73,690
Old City Hall Revitalization	6,146	6,146				12,292						12,292
Office Accommodation Plan	160					160						160
Divisional SOGR	1,234					1,234						1,234
Security	3,450	4,099	3,777	3,124	850	15,300	850	850	850	850	850	19,550
Nathan Phillips Square	13,436	2,000				15,436						15,436
North West Path	44,565	48,000	500			93,065						93,065
Union Station Redevelopment and Revitalization	831	750	1,500	200		3,281						3,281
Union Station - Construction Contracts	162,271	104,800	38,533	22,091		327,695						327,695
Union Station - Professional Services	4,846	2,245	2,235	604		9,930						9,930
Total (including carry forwards)	284,790	232,379	117,229	76,571	45,803	756,764	45,800	45,802	45,555	44,191	43,659	981,768

Appendix 3

**2013 Recommended Capital Budget;
2014 to 2022 Capital Plan**

CITY OF TORONTO

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

Facilities Management and Real Estate

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											
						2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>FAC906393 Re-roofing</u>																								
451	89	2 Civic Centre-Replacement Of Roofing	03	S6	03	0	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	500	0	500
Sub-total						3,226	2,869	1,308	2,275	754	10,430	3,836	14,266	229	0	0	0	0	0	1,948	0	12,089	0	14,266
<u>FAC906394 Structural/Building Envelope</u>																								
7	207	Various locations-Designated Substance and Environ	CW	S2	02	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	500	0	500
21	226	1076 Pape Ave - Replacement of I.G. Units	31	S2	03	27	0	0	0	0	27	0	27	0	0	0	0	0	27	0	0	0	0	27
24	215	111 King St E - Replace all Wood Windows & Patio	28	S2	03	100	0	0	0	0	100	0	100	0	0	0	0	0	100	0	0	0	0	100
27	284	539 Queens Quay - Waterproofing and Electrical	20	S4	03	1,160	0	0	0	0	1,160	0	1,160	0	0	0	0	0	0	0	1,160	0	0	1,160
32	31	Various Locations-Technical Audits and Project Val	CW	S4	03	1,634	0	0	0	0	1,634	0	1,634	0	0	0	0	0	0	0	1,634	0	0	1,634
42	283	55 John - Upgrade Window Washing Monorail System	20	S4	03	116	0	0	0	0	116	0	116	0	0	0	0	0	0	0	116	0	0	116
47	304	5100 Yonge-Completion of Re-waterproofing Foundati	23	S4	03	632	664	0	0	0	1,296	0	1,296	0	0	0	0	0	0	0	1,296	0	0	1,296
48	276	146 The East Mall - Various Structural Repairs	05	S4	03	38	640	0	0	0	678	0	678	0	0	0	0	0	0	0	678	0	0	678
49	269	100 Queen Street W-SOGR City Hall Facility	27	S2	03	660	0	0	0	0	660	0	660	0	0	0	0	0	660	0	0	0	0	660
59	28	840 Gerrard E-Rpl Slab and Install CO/NOx	30	S4	03	77	716	0	0	0	793	0	793	0	0	0	0	0	0	0	793	0	0	793
68	279	3 Lunness Road-Exterior Wall Rehabilitation	06	S4	03	483	0	0	0	0	483	0	483	0	0	0	0	0	0	0	483	0	0	483
69	223	462 Runnymede-Structural Rehabilitation,Waterproof	13	S4	03	99	11	0	0	0	110	0	110	0	0	0	0	0	0	0	110	0	0	110
71	178	Var Locs-Struc Repairs @ City Facilities	CW	S4	03	600	0	0	0	0	600	0	600	0	0	0	0	0	0	0	600	0	0	600
77	218	150 Borough Dr-Renew Waterproof, Parking	38	S4	03	44	459	0	0	0	503	0	503	0	0	0	0	0	0	0	503	0	0	503
78	277	16 Montgomery -Basement Walls - Washroom	16	S4	03	23	248	0	0	0	271	0	271	0	0	0	0	0	0	0	271	0	0	271
80	191	SOGR @ Leased Facilities/Properties	CW	S4	03	1,000	0	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	1,000	0	0	1,000
111	16	40 College-Recaulk Exterior Cladding Panels	27	S6	03	0	118	1,690	0	0	1,808	0	1,808	0	0	0	0	0	0	0	1,808	0	0	1,808
112	26	5318 Lawrence Ave. E-Cladding Repairs	44	S6	03	0	6	46	0	0	52	0	52	0	0	0	0	0	0	0	52	0	0	52
113	27	5100 Yonge-Replace AHU F-2	23	S6	03	0	169	960	308	308	1,745	0	1,745	0	0	0	0	0	0	0	1,745	0	0	1,745
114	32	Tech Audits & Capital Project Validations	CW	S6	03	0	1,640	0	0	0	1,640	0	1,640	0	0	0	0	0	0	0	1,640	0	0	1,640
115	35	5 Bathurst St-Strct Restoration of Silos	19	S6	03	0	2,000	5,000	0	0	7,000	0	7,000	0	0	0	0	0	0	0	7,000	0	0	7,000

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3

Facilities Management and Real Estate

		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By															
		2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing							
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.																					
Financed By:																										
		Provincial Grants & Subsidies				78,247	65,863	14,490	8,968	601	168,168	2,815	170,983	170,983	0	0	0	0	0	0	0	0	0	0	170,983	
		Federal Subsidy				41,481	38,200	6,160	1,655	0	87,495	0	87,495	0	87,495	0	0	0	0	0	0	0	0	0	0	87,495
		Development Charges				40	0	0	0	0	40	0	40	0	0	40	0	0	0	0	0	0	0	0	0	40
		Reserves (Ind. "XQ" Ref.)				10,980	2,470	3,300	0	0	16,750	0	16,750	0	0	16,750	0	0	0	0	0	0	0	0	0	16,750
		Reserve Funds (Ind."XR" Ref.)				6,358	2,500	0	0	0	8,858	0	8,858	0	0	0	8,858	0	0	0	0	0	0	0	0	8,858
		Other1 (Internal)				9,629	11,500	0	0	0	21,129	0	21,129	0	0	0	0	0	21,129	0	0	0	0	0	0	21,129
		Other2 (External)				2,630	7,391	3,313	0	0	13,334	0	13,334	0	0	0	0	0	0	13,334	0	0	0	0	0	13,334
		Debt				104,315	73,114	43,961	46,017	45,200	312,607	222,190	534,796	0	0	0	0	0	0	0	534,796	0	0	0	0	534,796
		Debt - Recoverable				31,111	31,341	46,004	19,929	0	128,384	0	128,384	0	0	0	0	0	0	0	0	128,384	0	0	0	128,384
		Total Program Financing				284,790	232,377	117,227	76,569	45,801	756,763	225,005	981,768	170,983	87,495	40	16,750	8,858	0	21,129	13,334	534,796	128,384	0	981,768	

Status Code	Description
S2	S2 Prior Year (With 2013 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2013 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 2014 & 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
2013 Recommended Cash Flow and
Future Year Commitments

CITY OF TORONTO

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

Facilities Management and Real Estate

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												
						2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
FAC906395 Mechanical and Electrical																								
84	594	Various Locations-Facilities Services - SOGR	CW	S2	01	250	0	0	0	0	250	0	250	0	0	0	0	0	0	250	0	0	0	250
93	843	40 College - Replace Fuel Tank for Generator	27	S2	03	300	0	0	0	0	300	0	300	0	0	0	0	0	300	0	0	0	300	
Sub-total						13,357	10,474	2,693	2,323	0	28,847	0	28,847	0	0	0	0	0	0	1,950	0	26,897	0	28,847
FAC906396 Sitework																								
17	72	308 Prince Edward-Crawspace Ventilation,Drain and	05	S4	03	10	113	0	0	0	123	0	123	0	0	0	0	0	0	0	0	123	0	123
49	65	18 Cranfield Road-Repl Asphalt Pavement & Distribu	31	S4	03	234	0	0	0	0	234	0	234	0	0	0	0	0	0	0	0	234	0	234
64	8	12 Canterbury Place-Ashpalt, Painting, Ext Wall, R	23	S4	03	18	252	0	0	0	270	0	270	0	0	0	0	0	0	0	0	270	0	270
Sub-total						262	365	0	0	0	627	0	627	0	0	0	0	0	0	0	0	627	0	627
FAC906397 Renovations																								
1	12	60 QueenStW-Repair&restoration of plaster ceilings	27	S2	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	0	0	250	0	250
6	240	18 Dyas-Facilities Management Field Offices / Nort	34	S2	03	1,715	0	0	0	0	1,715	0	1,715	0	0	0	0	0	0	0	1,715	0	1,715	
11	159	Various Loc - Grouped SOGR to Var Yard&Market Fac	CW	S2	03	1,372	689	0	0	0	2,061	0	2,061	0	0	0	0	0	700	0	1,361	0	2,061	
16	136	55 John St-Metro Hall Upgrades	20	S4	03	250	625	625	0	0	1,500	0	1,500	0	0	0	0	0	0	0	1,500	0	1,500	
22	134	1076 Pape Ave - Renewal of Interior Finishes	31	S2	03	90	0	0	0	0	90	0	90	0	0	0	0	0	0	0	0	90	0	90
23	135	1076 Pape Ave - Renovate all Washroom/Shower Rooms	31	S2	03	64	0	0	0	0	64	0	64	0	0	0	0	0	0	0	0	64	0	64
34	32	Various Locations - Management and Audits of Movab	CW	S4	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	0	250	0	250	
36	145	Various Facilities-Feasibility Study on Special Pr	CW	S4	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	500	0	500	
44	247	Var Locs - EMS - SOGR Work at Facilities	08	S4	03	1,200	952	201	0	0	2,353	1,176	2,353	0	0	0	0	0	0	0	1,177	0	2,353	
54	16	1300 Sheppard Ave-Interior Repainting & Various Ar	08	S4	03	205	302	0	0	0	507	0	507	0	0	0	0	0	0	0	507	0	507	
63	248	Various locations	20	S2	03	160	0	0	0	0	160	0	160	0	0	0	0	0	0	0	160	0	160	
65	203	140 Princes-Lobby Renovation	19	S4	03	179	0	0	0	0	179	0	179	0	0	0	0	0	0	0	179	0	179	
65	249	150 Borough Dr-Skate Change Area Renov For Cyclist	38	S2	03	90	0	0	0	0	90	0	90	0	0	0	0	0	90	0	0	0	90	
66	250	150 Borough Dr-Albert Campbell Square Park Rehabil	38	S2	03	1,625	0	0	0	0	1,625	0	1,625	0	0	252	0	1,373	0	0	0	0	1,625	

CITY OF TORONTO

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

Facilities Management and Real Estate

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												
						2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>TRP907009 Nathan Phillips Square</u>																								
13	12	NPS - Phase IV - Bay St. Landscaping			27	S3	04	2,500	2,000	0	0	0	4,500	0	4,500	0	0	0	0	0	0	4,500		
Sub-total						13,436	2,000	0	0	0	15,436	0	15,436	0	0	0	2,806	7,306	0	928	0	4,397	0	15,436
Total Program Expenditure						284,790	215,004	81,815	33,601	0	615,210	0	615,210	166,384	87,495	40	16,750	8,858	0	21,129	13,334	172,837	128,384	615,210

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4

Facilities Management and Real Estate

		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By													
		2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing					
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.																			
Financed By:																								
		Provincial Grants & Subsidies				78,247	65,776	13,992	8,370	0	166,384	0	166,384	166,384	0	0	0	0	0	0	166,384			
		Federal Subsidy				41,481	38,200	6,160	1,655	0	87,495	0	87,495	0	87,495	0	0	0	0	0	0	87,495		
		Development Charges				40	0	0	0	0	40	0	40	0	0	40	0	0	0	0	0	40		
		Reserves (Ind. "XQ" Ref.)				10,980	2,470	3,300	0	0	16,750	0	16,750	0	0	16,750	0	0	0	0	0	16,750		
		Reserve Funds (Ind."XR" Ref.)				6,358	2,500	0	0	0	8,858	0	8,858	0	0	8,858	0	0	0	0	0	8,858		
		Other1 (Internal)				9,629	11,500	0	0	0	21,129	0	21,129	0	0	0	0	21,129	0	0	0	21,129		
		Other2 (External)				2,630	7,391	3,313	0	0	13,334	0	13,334	0	0	0	0	0	13,334	0	0	13,334		
		Debt				104,315	55,827	9,048	3,647	0	172,837	0	172,837	0	0	0	0	0	0	172,837	0	172,837		
		Debt - Recoverable				31,111	31,341	46,004	19,929	0	128,384	0	128,384	0	0	0	0	0	0	0	128,384	128,384		
		Total Program Financing				284,790	215,004	81,815	33,601	0	615,210	0	615,210	166,384	87,495	40	16,750	8,858	0	21,129	13,334	172,837	128,384	615,210

Status Code	Description
S2	S2 Prior Year (With 2013 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2013 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

2013 Recommended Capital Project with Financing Details



CITY OF TORONTO

Appendix 5

Facilities Management and Real Estate

Sub-Project Summary

Project/Financing Priority Project Project Name		2013		Financing													
				Start Date	Completion Date	Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable	
0	<u>FAC906394</u>	<u>Structural/Building Envelope</u>															
69	223 462	Runnymede-Structural Rehabilitation,Waterproof	01/01/2013	31/12/2014	99	0	0	0	0	0	0	0	0	0	99	0	0
71	178	Var Locs-Struc Repairs @ City Facilities	01/01/2013	31/12/2013	600	0	0	0	0	0	0	0	0	0	600	0	0
77	218 150	Borough Dr-Renew Waterproof, Parking	01/01/2013	31/12/2014	44	0	0	0	0	0	0	0	0	0	44	0	0
78	277 16	Montgomery -Basement Walls - Washroom	01/01/2013	31/12/2014	23	0	0	0	0	0	0	0	0	0	23	0	0
80	191	SOGR @ Leased Facilities/Properties	01/01/2013	31/12/2013	1,000	0	0	0	0	0	0	0	0	0	1,000	0	0
Project Sub-total:					7,193	0	0	0	0	0	0	0	787	0	6,406	0	0
0	<u>FAC906395</u>	<u>Mechanical and Electrical</u>															
0	845	Energy Audits & Monitoring Systems	01/01/2013	31/12/2015	200	0	0	0	0	0	0	0	0	0	200	0	0
2	599 60	Queen St W-Air Conditioning System and Electric	01/01/2008	31/12/2014	1,542	0	0	0	0	0	0	0	0	0	1,542	0	0
3	217 60	Queen W-A/C System&Electrical	01/01/2006	31/12/2014	900	0	0	0	0	0	0	0	0	0	900	0	0
12	520 91	Front E-Supply and Installation of Switchgear	01/01/2013	31/12/2013	298	0	0	0	0	0	0	0	0	0	298	0	0
14	142	Var Locs - CO/NOx Monitoring Systems in Apparatus	01/01/2013	31/12/2014	27	0	0	0	0	0	0	0	0	0	27	0	0
15	239	Var Fire Halls-CO/NOx Monitoring,Unit Heaters	01/01/2013	31/12/2014	26	0	0	0	0	0	0	0	0	0	26	0	0
25	659	Var Locs - BAS & Component Renewals	01/01/2013	31/12/2013	1,500	0	0	0	0	0	0	0	0	0	1,500	0	0
26	589	Various locations Site-Elevator Machine Rm Equipme	01/01/2013	14/12/2014	261	0	0	0	0	0	0	0	0	0	261	0	0
29	415	Various Locations_Installation of New Backflow Pre	01/01/2013	31/12/2013	314	0	0	0	0	0	0	0	0	0	314	0	0
30	641 1300	Sheppard W- Investigation of HVAC	01/01/2013	31/12/2013	256	0	0	0	0	0	0	0	0	0	256	0	0
31	416 65	Navy Wharf-Replace Fuel Tank and Generator	01/01/2013	31/12/2014	29	0	0	0	0	0	0	0	0	0	29	0	0
37	634 40	College - Rpl Hot water Recirculation Lines	01/01/2013	31/12/2013	260	0	0	0	0	0	0	0	0	0	260	0	0
37	718 703	Don Mills Rd-Implementation of BAS System	01/01/2011	31/12/2012	500	0	0	0	0	0	0	500	0	0	0	0	0
38	631 255	Spadina - Fire Pumps and Sprinkler Valves	01/01/2013	31/12/2013	158	0	0	0	0	0	0	0	0	0	158	0	0
39	150 86	Blake St - Rpl of Rooftop HVAC Unit	01/01/2013	31/12/2013	234	0	0	0	0	0	0	0	0	0	234	0	0
40	632 1285	Dufferin-Replace Apparatus Bay Fuel Exhaust E	01/01/2013	31/12/2013	163	0	0	0	0	0	0	0	0	0	163	0	0
43	633 703	Don Mills-Relocate Comm. Services Room	01/01/2013	31/12/2013	445	0	0	0	0	0	0	0	0	0	445	0	0
45	635 5100	Yonge-Glycol Ramp Heating Sys for North Side	01/01/2013	31/12/2013	464	0	0	0	0	0	0	0	0	0	464	0	0
46	636 91	Front E-Rpl Boilers B-1 & B-2	01/01/2013	31/12/2013	516	0	0	0	0	0	0	0	0	0	516	0	0
51	257 111	Wellesley St. E -Various Projects	01/01/2013	31/12/2015	138	0	0	0	0	0	0	0	0	0	138	0	0
52	162 255	Spadina Rd- Repl of Fire Alarm, Boilers	01/01/2013	31/12/2015	32	0	0	0	0	0	0	0	0	0	32	0	0
53	417 1300	Sheppard W-Fire Alarm,HVAC,Building Envelope	01/01/2013	31/12/2014	39	0	0	0	0	0	0	0	0	0	39	0	0
55	725 40	College Street-Major control modernization	01/01/2011	31/12/2012	1,100	0	0	0	0	0	0	0	0	0	1,100	0	0
56	18 703	Don Mills-Chiller Replacement	01/01/2013	31/12/2016	385	0	0	0	0	0	0	0	0	0	385	0	0
57	555	Var Locs-Mech Repairs @ City Facilities	01/01/2013	31/12/2013	900	0	0	0	0	0	0	0	0	0	900	0	0
58	126 91	Front St E- RPL Switchboards and Htg Pumps	01/01/2013	31/12/2014	28	0	0	0	0	0	0	0	0	0	28	0	0
62	640 146	The East Mall-New Cremation Room	01/01/2013	31/12/2014	27	0	0	0	0	0	0	0	0	0	27	0	0



CITY OF TORONTO

Appendix 5

Facilities Management and Real Estate

Sub-Project Summary

Project/Financing				2013	Financing										
Priority	Project	Project Name	Start Date	Completion Date	Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
0	FAC906395	Mechanical and Electrical													
63	612 40	College-Fire Alarm and Fish Pond	01/01/2013	31/12/2014	156	0	0	0	0	0	0	0	0	156	0
64	823 170	Jarvis Street-Various SOGR	02/01/2012	30/12/2012	900	0	0	0	0	0	0	900	0	0	0
67	55 259	Queens Quay W-Rpl AHU	01/01/2013	31/12/2014	31	0	0	0	0	0	0	0	0	31	0
73	841	Additional Building Automatic System Upgrades	01/01/2012	31/12/2012	900	0	0	0	0	0	0	0	0	900	0
74	255 1435	Eglinton W-Rpl HVAC and Exhaust Fans	01/01/2013	31/12/2014	12	0	0	0	0	0	0	0	0	12	0
76	251 30	Upjohn-Rpl Exhaust and CO Sys	01/01/2013	31/12/2013	66	0	0	0	0	0	0	0	0	66	0
84	594	Various Locations-Facilities Services - SOGR	01/01/2012	31/12/2012	250	0	0	0	0	0	0	250	0	0	0
93	843 40	College - Replace Fuel Tank for Generator	01/01/2012	31/12/2012	300	0	0	0	0	0	0	300	0	0	0
		Project Sub-total:			13,357	0	0	0	0	0	0	1,950	0	11,407	0
0	FAC906396	Sitework													
17	72 308	Prince Edward-Crawlspace Ventilation,Drain and	01/01/2013	31/12/2014	10	0	0	0	0	0	0	0	0	10	0
49	65 18	Cranfield Road-Repl Asphalt Pavement & Distribu	01/01/2013	31/12/2013	234	0	0	0	0	0	0	0	0	234	0
64	8 12	Canterbury Place-Ashpalt, Painting, Ext Wall, R	01/01/2013	31/12/2014	18	0	0	0	0	0	0	0	0	18	0
		Project Sub-total:			262	0	0	0	0	0	0	0	0	262	0
0	FAC906397	Renovations													
1	12 60	QueenStW-Repair&restoration of plaster ceilings	01/01/2009	31/12/2013	250	0	0	0	0	0	0	0	0	250	0
6	240 18	Dyas-Facilities Management Field Offices / Nort	01/01/2012	31/12/2013	1,715	0	0	0	0	0	0	0	0	1,715	0
11	159	Various Loc - Grouped SOGR to Var Yard&Market Fac	01/01/2010	31/12/2014	1,372	0	0	0	0	0	0	700	0	672	0
16	136 55	John St-Metro Hall Upgrades	01/01/2013	31/12/2015	250	0	0	0	0	0	0	0	0	250	0
22	134 1076	Pape Ave - Renewal of Interior Finishes	01/01/2010	31/12/2011	90	0	0	0	0	0	0	0	0	90	0
23	135 1076	Pape Ave - Renovate all Washroom/Shower Rooms	01/01/2010	31/12/2013	64	0	0	0	0	0	0	0	0	64	0
34	32	Various Locations - Management and Audits of Movab	01/01/2013	31/12/2013	250	0	0	0	0	0	0	0	0	250	0
36	145	Various Facilities-Feasibility Study on Special Pr	01/01/2013	31/12/2013	500	0	0	0	0	0	0	0	0	500	0
44	247	Var Locs - EMS - SOGR Work at Facilities	01/01/2013	31/12/2015	1,200	600	0	0	0	0	0	0	0	600	0
54	16 1300	Sheppard Ave-Interior Repainting & Various Ar	01/01/2013	31/12/2014	205	0	0	0	0	0	0	0	0	205	0
63	248	Various locations	02/01/2012	30/12/2012	160	0	0	0	0	0	0	0	0	160	0
65	203 140	Princes-Lobby Renovation	01/01/2013	31/12/2013	179	0	0	0	0	0	0	0	0	179	0
65	249 150	Borough Dr-Skate Change Area Renov For Cyclist	02/01/2012	28/12/2012	90	0	0	0	0	0	0	90	0	0	0
66	250 150	Borough Dr-Albert Campbell Square Park Rehabil	28/04/2011	28/04/2011	1,625	0	0	0	0	252	0	1,373	0	0	0
75	113 3300	Bayview-Various Arch Element Rpl	01/01/2013	31/12/2014	30	0	0	0	0	0	0	0	0	30	0
		Project Sub-total:			7,980	600	0	0	0	252	0	2,163	0	4,965	0



CITY OF TORONTO

Appendix 5

Facilities Management and Real Estate

Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2013	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>FAC906398</u>	<u>Capital Construction</u>															
62	12 160 Eglinton - Central Eglinton Community Centre	02/01/2012	28/12/2012	150	0	0	0	0	0	0	0	150	0	0	0	0	0
	Project Sub-total:			150	0	0	0	0	0	0	0	150	0	0	0	0	0
0	<u>FAC906399</u>	<u>Emergency</u>															
41	12 Various locations-Emergency Capital Repairs	01/01/2013	14/12/2013	2,413	0	0	0	0	0	0	0	0	0	2,413	0	0	0
67	10 Various Locations-Emergency Capital Repairs	01/01/2012	31/12/2012	907	0	0	0	0	0	0	0	907	0	0	0	0	0
	Project Sub-total:			3,320	0	0	0	0	0	0	0	907	0	2,413	0	0	0
0	<u>FAC907227</u>	<u>Corporate Facilities Refurbishment Program</u>															
21	5 CFRP Phase II - Project 5 - Various Clients & Loc.	01/01/2012	31/12/2012	500	0	0	0	0	0	0	0	0	0	500	0	0	0
79	6 CFRP Phase II - Project 6 - Various Clients & Loc.	01/01/2013	31/12/2013	1,611	0	0	0	0	0	0	0	0	0	1,611	0	0	0
	Project Sub-total:			2,111	0	0	0	0	0	0	0	0	0	2,111	0	0	0
0	<u>FAC907228</u>	<u>Yards Consolidation Study</u>															
23	4 Yards Studies	01/01/2011	31/12/2014	1,000	0	0	0	0	0	0	0	0	0	1,000	0	0	0
	Project Sub-total:			1,000	0	0	0	0	0	0	0	0	0	1,000	0	0	0
0	<u>FAC907381</u>	<u>1115 Queen W / 45 Lisgar</u>															
4	1 1115 Queen/45 Lisgar - TPH Office	01/01/2009	31/12/2013	300	0	0	0	0	0	0	0	0	0	300	0	0	0
	Project Sub-total:			300	0	0	0	0	0	0	0	0	0	300	0	0	0
0	<u>FAC907386</u>	<u>West District Plan</u>															
24	1 West District Plan - New ECC	01/01/2009	31/12/2013	100	0	0	0	0	0	0	0	0	0	100	0	0	0
	Project Sub-total:			100	0	0	0	0	0	0	0	0	0	100	0	0	0
0	<u>FAC907554</u>	<u>St. Lawrence Market North Property</u>															
10	2 Redevelopment of St. Lawrence Market North	01/01/2010	31/12/2016	5,900	0	0	0	0	0	0	0	0	0	0	5,900	0	0
	Project Sub-total:			5,900	0	0	0	0	0	0	0	0	0	0	5,900	0	0
0	<u>FAC907576</u>	<u>Old City Hall Revitalization</u>															
5	1 HVAC and Electrical Upgrades	01/01/2010	31/12/2014	6,146	0	0	0	0	0	0	0	0	0	6,146	0	0	0
	Project Sub-total:			6,146	0	0	0	0	0	0	0	0	0	6,146	0	0	0
0	<u>FAC907579</u>	<u>Office Accomodation Plan</u>															
119	1 Office Accomodation Plan	01/01/2010	31/12/2012	160	0	0	0	0	0	0	0	0	0	160	0	0	0
	Project Sub-total:			160	0	0	0	0	0	0	0	0	0	160	0	0	0
0	<u>FAC907599</u>	<u>Divisional SOGR</u>															
25	10 Various EMS Locations- EMS SOGR 2011	01/01/2011	31/12/2012	294	0	0	0	0	0	0	0	294	0	0	0	0	0
26	9 Various EMS Locations- EMS SOGR Transfer	01/01/2012	31/12/2012	910	0	0	0	0	0	0	0	472	0	438	0	0	0

(Phase 2) 08-Facilities Management and Real Estate

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

Facilities Management and Real Estate

Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2013	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>FAC907599</u>	<u>Divisional SOGR</u>															
30	11 Various Locations Fire- FIRE SOGR 2011	01/01/2011	31/12/2012	30	0	0	0	0	0	0	0	30	0	0	0	0	0
	Project Sub-total:			1,234	0	0	0	0	0	0	0	796	0	438	0	0	0
0	<u>FAC907744</u>	<u>Security</u>															
18	5 Re-Design Security Control Centre	01/01/2011	31/12/2014	200	0	0	0	0	0	0	0	0	0	200	0	0	0
19	6 CCTV Infrastructure Enhancement	01/01/2011	31/12/2016	1,500	0	0	0	0	0	0	0	0	0	1,500	0	0	0
50	9 Physical Security Capital Plans - 2013	01/01/2013	31/12/2013	600	0	0	0	0	0	0	0	0	0	600	0	0	0
60	10 Global Corporate Security Program - 2013	01/01/2013	31/12/2013	1,150	0	0	0	0	0	0	0	0	0	1,150	0	0	0
	Project Sub-total:			3,450	0	0	0	0	0	0	0	0	0	3,450	0	0	0
0	<u>UNS907229</u>	<u>Union Station Revitilization</u>															
0	27 Additional Funding for North West PATH	01/01/2012	31/12/2015	14,000	7,000	0	0	0	0	0	0	0	0	7,000	0	0	0
3	18 North West PATH	10/10/2010	31/12/2015	30,565	15,299	0	40	8,175	0	0	0	0	0	7,051	0	0	0
	Project Sub-total:			44,565	22,299	0	40	8,175	0	0	0	0	0	14,051	0	0	0
0	<u>UNS907600</u>	<u>Union Station Redevelopment and Revitalization</u>															
0	11 Internal City Charges - Additional	01/01/2013	31/12/2013	300	0	0	0	0	0	0	0	0	0	300	0	0	0
0	12 Fees and Permits - Additional Funding	01/01/2013	31/12/2015	100	0	0	0	0	0	0	0	0	0	100	0	0	0
4	3 Fees / Permits	01/06/2009	31/12/2013	231	0	0	0	0	0	0	0	0	0	231	0	0	0
5	4 Internal (City) Charges	01/06/2009	31/12/2015	200	0	0	0	0	0	0	0	0	0	200	0	0	0
	Project Sub-total:			831	0	0	0	0	0	0	0	0	0	831	0	0	0
0	<u>UNS907745</u>	<u>USR - Construction Contracts</u>															
0	1 Phase 1 - Construction	01/01/2010	31/12/2014	129,282	38,946	34,384	0	0	0	0	0	0	0	30,742	25,211	0	0
0	2 Phase 2 - Construction	01/01/2013	31/12/2014	10,000	2,250	2,000	0	0	0	0	0	1,025	4,725	0	0	0	0
0	6 Other Construction	01/01/2011	31/12/2016	3,056	252	0	0	0	0	0	0	205	2,599	0	0	0	0
0	12 Third Party Construction	01/01/2012	30/09/2016	7,100	7,100	0	0	0	0	0	0	0	0	0	0	0	0
0	14 Adjustments - Construction Contracts 2013	01/01/2013	31/12/2013	12,033	6,800	2,533	0	0	0	0	0	1,400	1,300	0	0	0	0
0	15 Heritage Lighting	01/01/2012	31/12/2014	800	0	0	0	0	800	0	0	0	0	0	0	0	0
	Project Sub-total:			162,271	55,348	38,917	0	0	800	0	0	2,630	39,366	25,211	0	0	0
0	<u>UNS907746</u>	<u>USR - Professional Services</u>															
0	1 Phase 1 - Professional Services	01/01/2010	31/03/2014	3,225	0	2,688	0	0	0	0	0	0	0	537	0	0	0
0	2 Phase 2 - Professional Services	01/01/2011	31/03/2015	32	0	32	0	0	0	0	0	0	0	0	0	0	0
0	6 Other Professional Services	01/01/2011	31/03/2016	7,783	0	3,138	0	0	0	0	0	0	0	4,645	0	0	0
0	11 Adjustments - Professional Services 2013	01/01/2013	31/12/2013	-6,194	0	-3,294	0	0	0	0	0	0	0	-2,900	0	0	0
	Project Sub-total:			4,846	0	2,564	0	0	0	0	0	0	0	2,282	0	0	0

(Phase 2) 08-Facilities Management and Real Estate

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

Facilities Management and Real Estate

Sub-Project Summary

Project/Financing				2013	Financing										
Priority	Project	Project Name	Start Date	Completion Date	Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
1	TRP907009	Nathan Phillips Square													
8	6 100 QueenSt -Nathan Phillips Square Revitalization		01/01/2009	31/12/2013	10,936	0	0	0	2,806	2,806	0	928	0	4,397	0
13	12 NPS - Phase IV - Bay St. Landscaping		01/01/2013	31/12/2014	2,500	0	0	0	0	2,500	0	0	0	0	0
Project Sub-total:					13,436	0	0	0	2,806	5,306	0	928	0	4,397	0
Program Total:					284,790	78,247	41,481	40	10,980	6,358	0	9,629	2,630	104,315	31,111

Status Code	Description
S2	S2 Prior Year (With 2013 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2013 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

2013 Reserve / Reserve Fund Review (In \$000s)

Reserve/Reserve Fund Review – Corporate

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2012 *	Contributions / (Withdrawals)										2013- 2022 Total Contributions / (Withdrawals)		
			2013 Rec. Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan			
Public Realm Reserve XR1410	Beginning Balance as of Jan. 1, 2012 TRP907009-12 Nathan Phillips Square	11,015	(2,500)	(2,000)											(4,500)
Capital Financing Reserve XQ0011	Beginning Balance as of Jan. 1, 2012 UNS907745-6 Other Construction UNS907229-18 North West Path	29,135	(175)	(2,070)	(175)										(175) (2,245)
Section 16 XR3031	Beginning Balance as of Jan. 1, 2012 UNS907745-15 Heritage Lighting		(800)	(500)											(1,300)
Provincial Offenses Court Stabilization XQ0704	Beginning Balance as of Jan. 1, 2012 FAC907554-2 St. Lawrence Market North FAC907554-3 St. Lawrence Market North	4,802			(3,125)										(3,125) (400)
Total Program Proposed Contributions / (Withdrawals)			(3,475)	(4,970)	(3,300)										(11,745)