



# Toronto 2015 BUDGET

## CAPITAL ANALYST NOTES



## Facilities Management and Real Estate

### 2015 – 2024 CAPITAL BUDGET AND PLAN OVERVIEW

Facilities Management and Real Estate (FM&RE) has lead responsibility for capital preservation, repairs and improvements for more than 400 City-owned facilities with an approximate replacement value of \$4.2 billion including Union Station, covering more than 9.6 million square feet.

FM&RE continues to implement large scale, multi-year major capital projects, including *Union Station Revitalization*, *St. Lawrence Market North Redevelopment* and completing the final stages of the *Nathan Phillips Square Revitalization* and *Old City Hall HVAC and Electrical Upgrades*.

The 2015 – 2024 Recommended Capital Plan focuses on addressing core state of good repair 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 incorporates additional debt funding of \$125.030 million to address the escalating state of good repair backlog identified in recent building condition assessments in order to bring down the projected SOGR backlog from 12.1% to 9.6% over 10-year period and deliver new service improvement projects.

[toronto.ca/budget 2015](http://toronto.ca/budget 2015)

## Highlights

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## Contacts

### Kenneth Quan

Manager, Financial Planning

Tel: (416) 392-8393

E-Mail: [kquan2@Toronto.ca](mailto:kquan2@Toronto.ca)

### Anthony Ng

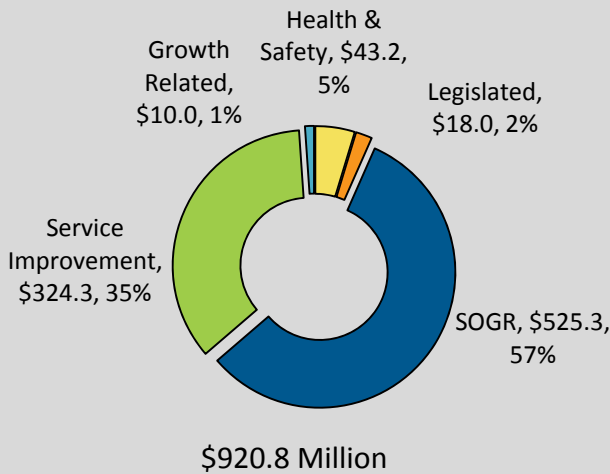
Senior Financial Planning Analyst

Tel: (416) 395-6767

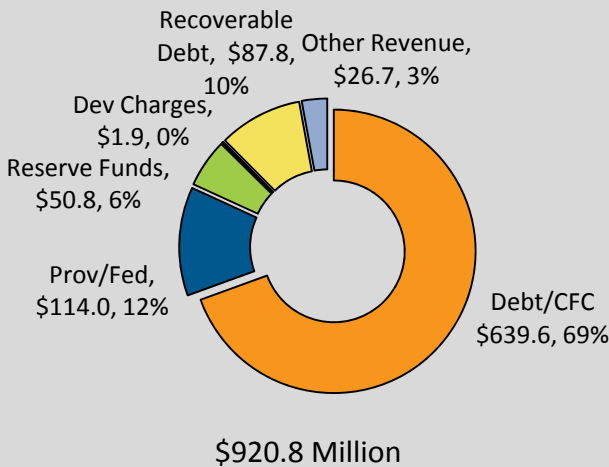
E-Mail: [ang2@Toronto.ca](mailto:ang2@Toronto.ca)

### Capital Spending and Financing

2015-2024 Capital Budget and Plan by Expenditures Category



2015-2024 Capital Budget and Plan by Funding Source



### Where does the money go?

The 2015 – 2024 Recommended Capital Budget and Plan totalling \$920.8 million provides funding for:

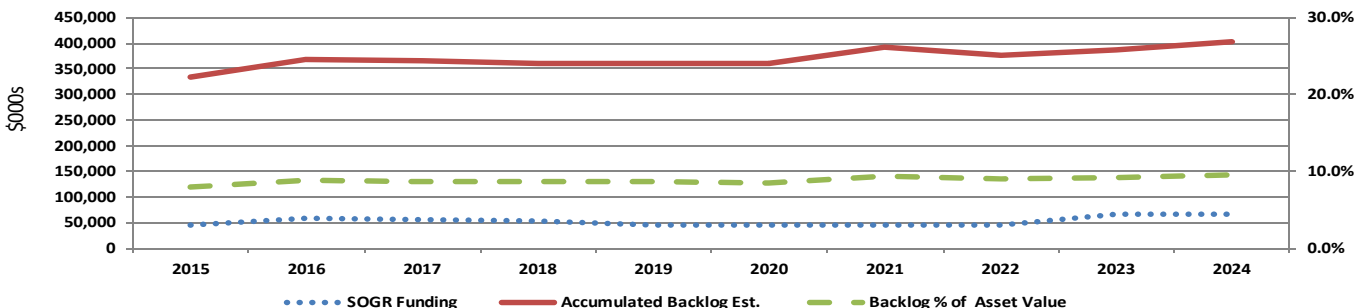
- State of Good Repair (SOGR) projects representing the largest portion of funding to maintain assets, including structural repairs, re-roofing, and renovations to mechanical and electrical work.
- Service Improvements, which is comprised of large scale, multi-year redevelopment and revitalization capital projects.
- Health and Safety projects related to emergency repairs and corporate security.
- Legislated projects such as environmental remediation and barrier free/accessibility.
- Growth related projects such as *Strategic Property Acquisitions*.

### Where does the money come from?

- New debt funding of \$639.586 million, which exceeds the debt target by \$125.030 million over the 10-year period mainly due to additional investments to address facilities SOGR backlog.
- Provincial/Federal grants are primarily used to fund the Union Station Revitalization project.
- Recoverable debt which will be repaid through future streams of leasing revenues generated from Union Station and St. Lawrence Market upon completion.
- Other sources of funding of \$79.409 million: reserve/reserve funds, development charges, and funding from third parties such Toronto Parking Authority and VIA Rail mainly for major capital projects, as noted above.

### State of Good Repair Backlog

Included in the cash flow funding of \$525.311 for SGOR has added investment of \$103.528 million to address the facilities backlog in the 10-Year Recommended Capital Plan. The SOGR backlog as a % of asset replacement value will increase from 8.0% in 2015 to 9.6% in 2024.



**Key Challenges & Priority Actions**

**State of Good Repair (SOGR) Backlog** – Maintaining aging infrastructure continues to be a significant challenge.

- ✓ The 10-Year Capital Plan recommends additional funding of \$103.528 million to address critical SOGR projects over and above the debt funding envelope.
- ✓ Through the Facilities Transformation Project, continue to implement a standard and streamlined process to expedite building condition assessments in determining SOGR backlog.

**Capacity and Readiness to Spend** – The Program has been experiencing low readiness and/or capacity to spend in delivery of capital projects with an average spending rate at 50% over the past five years. The low spending rate is mainly attributable to large scale, multi-year capital projects. Excluding large major projects, the spending rate over this period is approx. 60%.

- ✓ Creation of a Project Management Office (PMO) within the Facilities Design Construction unit, responsible for setting standards and optimizing the use of capital funding to address the program needs.
- ✓ Implementation of effective capital project management tools such as Project Tracking Portal and Management Reporting Initiative to improve time and milestone monitoring, financial reporting and performance measures (\$3.666 million).
- ✓ Continue alignment of cash flow funding with actual spending, progress and expected completion of projects. Following a detailed review, adjustments have been made to the timing of cash flow funding for SOGR and major capital projects by deferring cash flow funding of \$122.777 million to future years in the 10-Year Recommended Capital Plan.

**2015 Capital Budget Highlights**

The 2015 Recommended Capital Budget for FM&RE of \$248.297 million, including carry forward funding, will:

- Deliver Health & Safety and Legislated requirements such as barrier free access, environmental remediation, security program and emergency capital repairs (\$11.549 million).
- Address State of Good Repair backlog (\$59.466 million).
- Continue Service Improvement projects including delivery of major capital projects such as Union Station Revitalization, St. Lawrence Market North Redevelopment, Nathan Phillips Square Revitalization and Old City Hall (\$160.615 million), and Growth related projects (\$16.666 million).



## Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2015 Recommended Capital Budget for Facilities Management and Real Estate with a total project cost of \$68.116 million, and 2015 cash flow of \$248.297 million and future year commitments of \$294.078 million comprised of the following:
  - a) New Cash Flow Funds for:
    - i. 67 new / change in scope sub-projects with a 2015 total project cost of \$68.116 million that requires cash flow of \$34.414 million in 2015 and future year cash flow commitments of \$28.160 million in 2016; \$5.279 million for 2017; \$0.130 million for 2018; and \$0.133 million for 2019.
    - ii. 82 previously approved sub-projects with a 2015 cash flow of \$75.702 million; and future year cash flow commitments of \$179.484 million in 2016 and \$80.893 million for 2017.
  - b) 2014 approved cash flow for 89 previously approved sub-projects with carry forward funding from 2014 into 2015 totalling \$138.182 million.
2. City Council approve the new debt service costs of \$0.403 million in 2015 and incremental debt costs of \$3.048 million in 2016, \$2.790 million for 2017; \$0.100 million for 2018; \$0.018 million for 2019; and \$0.015 million for 2020 resulting from the approval of the 2015 Recommended Capital Budget, to be included in the 2015 and future year operating budgets.
3. City Council consider the operating costs of \$0.070 million net in 2016; \$0.015 million net in 2017; and \$0.015 million net in 2018 resulting from the approval of the 2015 Recommended Capital Budget for inclusion in the 2015 and future year operating budgets.
4. City Council approve the 2016 - 2024 Recommended Capital Plan for Facilities Management and Real Estate totalling \$516.589 million in project estimates, comprised of \$39.417 million in 2016; \$58.698 million for 2017; \$65.478 million for 2018; \$53.568 million for 2019; \$50.843 million for 2020; \$52.749 million for 2021; \$52.315 million for 2022; \$71.239 million for 2023; and \$72.282 million in 2024.
5. All sub-projects with third party financing be approved conditionally, subject to the receipt of such financing in 2015 and if such funding is not forthcoming, their priority and funding be reassessed by City Council relative to other City-financed priorities and needs.

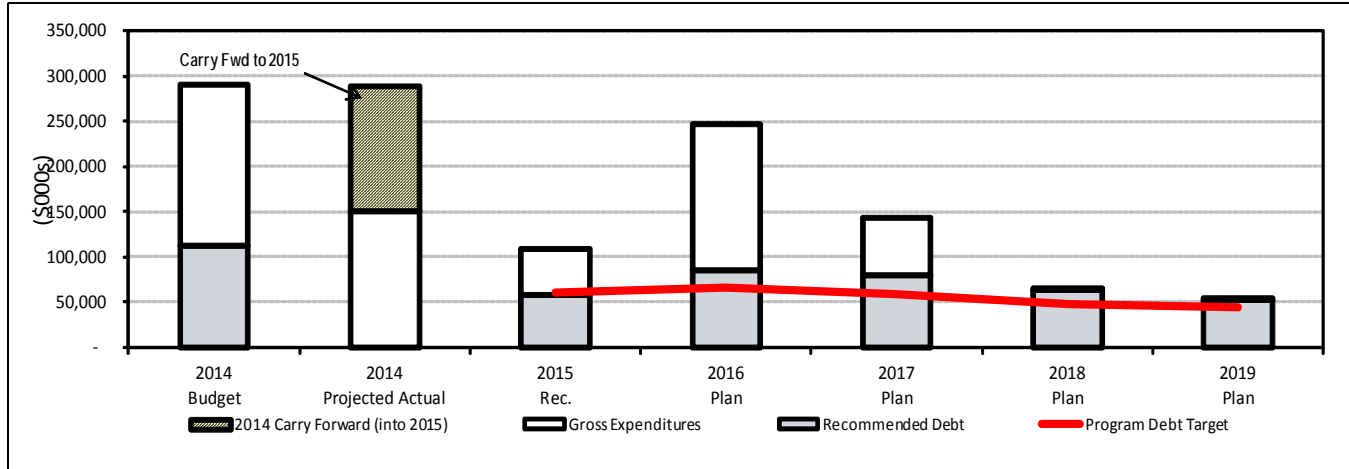


## **Part I:**

### 10-Year Capital Plan

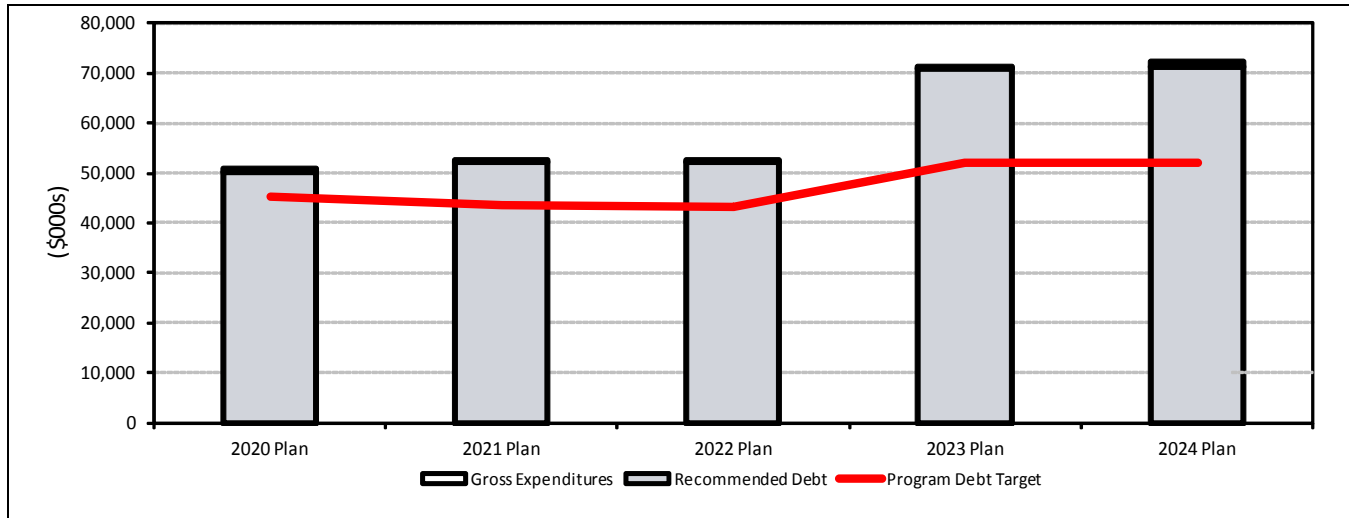
10 Year Capital Plan

**Table 1a**  
**2015 Recommended Budget, 2016-2019 Recommended Capital Plan**



	2015 Rec'd Capital Budget and 2016 - 2019 Rec'd Capital Plan								
	2014		2015	2016	2017	2018	2019	2015 - 2019	5-Year Total Percent
	Budget	Projected Actual							
<b>Gross Expenditures:</b>									
2014 Capital Budget & Approved FY Commitments	291,185	151,508	197,498	109,386	29,193			336,077	54.1%
Recommended Changes to Approved FY Commitments			(121,797)	70,098	51,700			2	0.0%
2015 New/Change in Scope and Future Year Commitments			34,414	28,160	5,279	130	133	68,116	11.0%
2016- 2019 Capital Plan Estimates				39,417	58,698	65,478	53,568	217,161	34.9%
2-Year Carry Forward for Reapproval								-	
1-Year Carry Forward to 2015		138,182							
<b>Total Gross Annual Expenditures &amp; Plan</b>	<b>291,185</b>	<b>289,690</b>	<b>110,115</b>	<b>247,061</b>	<b>144,870</b>	<b>65,608</b>	<b>53,701</b>	<b>621,355</b>	<b>100.0%</b>
<b>Program Debt Target</b>			<b>60,053</b>	<b>65,863</b>	<b>59,248</b>	<b>48,201</b>	<b>45,200</b>	<b>278,565</b>	
<b>Financing:</b>									
Recommended Debt	114,037		57,925	85,885	80,218	65,073	53,200	342,300	55.1%
Reserves/Reserve Funds	23,263		18,495	21,420	10,855			50,770	8.2%
Development Charges	5,176		1,935					1,935	0.3%
Provincial/Federal	82,370		11,590	74,983	24,262	535	502	111,871	18.0%
Debt Recoverable	61,465		19,258	54,321	14,196			87,775	14.1%
Other Revenue	4,874		913	10,452	15,339			26,704	4.3%
<b>Total Financing</b>	<b>291,185</b>		<b>110,115</b>	<b>247,061</b>	<b>144,870</b>	<b>65,608</b>	<b>53,701</b>	<b>621,355</b>	<b>100.0%</b>
<b>By Project Category:</b>									
Health & Safety	5,758		5,651	6,148	3,904	3,398	4,079	23,180	3.7%
Legislated	3,227		3,416	2,352	1,670	1,403	1,440	10,281	1.7%
SOGR	47,310		42,937	56,370	57,722	51,387	45,182	253,598	40.8%
Service Improvement	227,422		48,111	182,191	81,574	9,420	3,000	324,296	52.2%
Growth Related	7,467		10,000					10,000	1.6%
<b>Total by Project Category</b>	<b>291,185</b>		<b>110,115</b>	<b>247,061</b>	<b>144,870</b>	<b>65,608</b>	<b>53,701</b>	<b>621,355</b>	<b>100.0%</b>
<b>Asset Value (\$) at year-end</b>	<b>4,189,134</b>		<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	
Yearly SOGR Backlog Estimate (not addressed by current plan)			14,378	35,465	(4,299)	(4,810)	724	41,458	
Accumulated Backlog Estimate (end of year)		319,058	333,436	368,901	364,602	359,792	360,516	360,516	
<b>Backlog: Percentage of Asset Value (%)</b>		<b>7.6%</b>	<b>8.0%</b>	<b>8.8%</b>	<b>8.7%</b>	<b>8.6%</b>	<b>8.6%</b>		
Debt Service Costs			962	7,831	11,211	10,383	8,433	38,819	
Operating Impact on Program Costs				70	15	15		100	
New Positions									

**Table 1b**  
**2020 - 2024 Recommended Capital Plan**



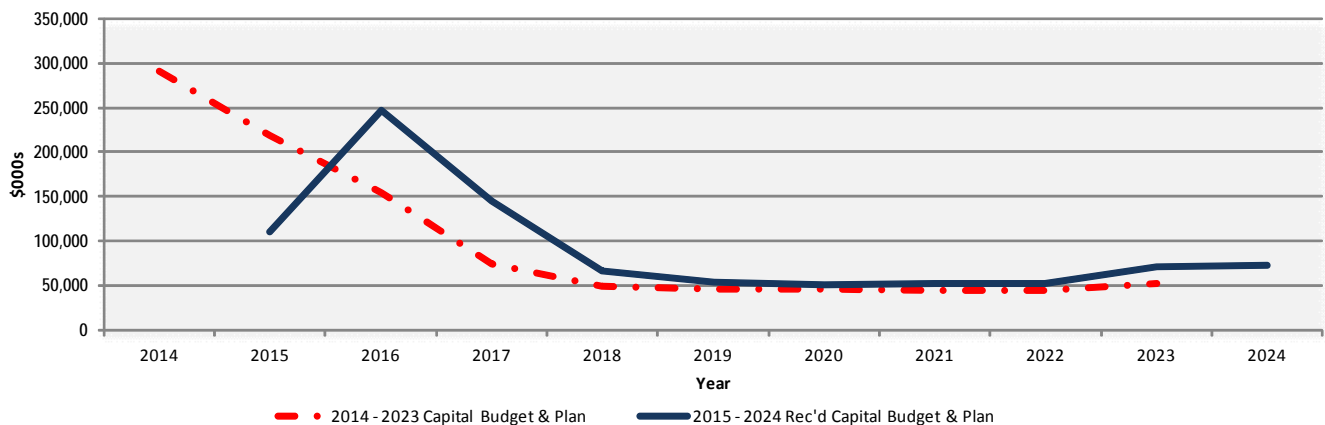
	2020 - 2024 Rec'd Capital Plan						
	2020	2021	2022	2023	2024	2015 - 2024	10-Year Total Percent
<b>Gross Expenditures:</b>							
2014 Capital Budget & Approved FY Commitments						336,077	36.5%
Recommended Changes to Approved FY Commitments						2	0.0%
2015 New/Change in Scope and Future Year Commitments						68,116	7.4%
2020 - 2024 Capital Plan Estimates	50,843	52,749	52,315	71,239	72,282	516,589	56.1%
<b>Total Gross Annual Expenditures &amp; Plan</b>	<b>50,843</b>	<b>52,749</b>	<b>52,315</b>	<b>71,239</b>	<b>72,282</b>	<b>920,783</b>	<b>100.0%</b>
<b>Program Debt Target</b>	<b>45,199</b>	<b>43,390</b>	<b>43,202</b>	<b>52,100</b>	<b>52,100</b>	<b>514,556</b>	
<b>Financing:</b>							
<b>Recommended Debt</b>	<b>50,197</b>	<b>52,390</b>	<b>52,200</b>	<b>71,099</b>	<b>71,401</b>	<b>639,586</b>	69.5%
Reserves/Reserve Funds						50,770	5.5%
Development Charges						1,935	0.2%
Provincial/Federal	646	359	116	140	882	114,013	12.4%
Debt Recoverable						87,775	9.5%
Other Revenue						26,704	2.9%
<b>Total Financing</b>	<b>50,843</b>	<b>52,749</b>	<b>52,315</b>	<b>71,239</b>	<b>72,282</b>	<b>920,783</b>	<b>100.0%</b>
<b>By Project Category:</b>							
Health & Safety	3,337	3,182	4,818	4,094	4,609	43,220	4.7%
Legislated	1,479	1,518	1,558	1,560	1,560	17,956	2.0%
SOGR	46,027	48,049	45,939	65,585	66,113	525,311	57.1%
Service Improvement						324,296	35.2%
Growth Related						10,000	1.0%
<b>Total by Project Category</b>	<b>50,843</b>	<b>52,749</b>	<b>52,315</b>	<b>71,239</b>	<b>72,282</b>	<b>920,783</b>	<b>100.0%</b>
<b>Asset Value(\$)</b> at year-end	<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	<b>4,189,134</b>	
Yearly SOGR Backlog Estimate (not addressed by current plan)	(1,377)	32,690	(15,610)	11,500	15,601	84,262	
Accumulated Backlog Estimate (end of year)	359,139	391,829	376,219	387,719	403,320	403,320	
<b>Backlog: Percentage of Asset Value (%)</b>	<b>8.6%</b>	<b>9.4%</b>	<b>9.0%</b>	<b>9.3%</b>	<b>9.6%</b>		
Debt Service Costs	7,058	6,782	7,018	7,458	9,537	76,672	
Operating Impact on Program Costs						100	
New Positions							

### Key Changes to the 2014 - 2023 Approved Capital Plan

The 2015 Recommended Capital Budget and the 2016 - 2024 Recommended Capital Plan reflects a decrease of \$97.243 million in capital funding from the 2014 to 2023 Approved Capital Plan.

The table and chart below provide a breakdown of the \$97.243 million or 9.6% decrease in the Capital Program on an annual basis from 2014 to 2024.

**Chart 1**  
**Changes to the 2014 -2023 Approved Capital Plan (In \$000s)**



(\$000s)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10-Year Total
2014 - 2023 Capital Budget & Plan	291,185	218,343	154,325	74,285	48,794	45,778	45,462	43,743	43,549	52,562		1,018,026
2015 - 2024 Rec'd Capital Budget & Plan		110,115	247,061	144,870	65,608	53,701	50,843	52,749	52,315	71,239	72,282	920,783
Change %		(49.6%)	60.1%	95.0%	34.5%	17.3%	11.8%	20.6%	20.1%	35.5%		(9.6%)
Change \$		(108,228)	92,736	70,585	16,814	7,923	5,381	9,006	8,766	18,677		(97,243)

As made evident in the chart above, the \$97.243 million decrease in the Capital Program reflects a gradual return to average funding levels for Facilities Management & Real Estate capital projects.

- The 2014 Approved Capital Budget includes 2013 carry forward funding of \$129.684 million for major projects such as *Nathan Phillips Square Revitalization* and *Old City Hall HVAC and Electrical Upgrades*, which are progressing towards completion.

As reflected in Table 2 on the following page, changes to the 2014 – 2023 Approved Capital Plan, specifically the recommended \$121.660 million increase in capital funding over the nine common years of the Capital Plans (2015 – 2023) arise from the reprioritization of Facilities Management and Real Estate's capital projects based on the following factors:

- Additional funding required for addressing critical and imminent State of Good Repair (SOGR) backlog needs to contain the escalating SOGR backlog based on updated Building Condition Assessment (BCA) results over the 10-year timeframe.
- Strategic and operational needs driven by Toronto Fire Services, including installing emergency generators and addressing critical SOGR at Fire Halls over and above the previous 10-Year Approved Capital Plan's project plan.



- Allocation of resources guided by City Council's decisions on strategic property acquisitions and the rehabilitation of the Western Channel Dockwall for consideration as part of the 2015 Budget process.

A summary of project changes for the years 2015 to 2023 totalling \$121.660 million are provided in Table 2 below:

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

	Total Project Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015 - 2023	2024	Revised Total Project Cost
<b>Previously Approved</b>													
Toronto Strong Neighbourhoods Strategy	12,000	(2,620)			2,620								12,000
St. Lawrence Market North Redevelopment	91,458	(23,365)	18,624	4,741									91,458
Union Station Revitalization	796,400	(96,848)	53,598	43,250									796,400
CCTV Infrastructure Enhancement	7,600	(676)	(324)	1,000									7,600
Project Tracking Portal (PTP) Implementation	1,812	(266)	266										1,812
CCOO Mgmt Reporting Initiative (MRI)	2,145	(905)	695	210									2,145
Relocation of Communication Room at 703 Don Mills Road	3,601	(1,250)	(1,250)	2,500									3,601
Replacement of Natural Gas Generators	1,744	1,744	(1,744)										1,744
Other Miscellaneous SOGR Adjustments		1,409	2,300	(3,975)	(58)	(77)	381	6	(234)	(323)	(571)		(571)
<b>Total Previously Approved</b>		<b>(122,777)</b>	<b>72,165</b>	<b>47,726</b>	<b>2,562</b>	<b>(77)</b>	<b>381</b>	<b>6</b>	<b>(234)</b>	<b>(323)</b>	<b>(571)</b>		
<b>New</b>													
Strategic Property Acquisitions		10,000									10,000		10,000
Rehabilitation of Western Channel Dockwall		100	2,000	4,400							6,500		6,500
Emergency Generators for Fire Halls		500	3,000	3,000	3,000	3,000					12,500		12,500
City Hall Council Chamber HVAC		225	1,785								2,010		2,010
City Hall Elevators 15, 16, & 17		374	1,885								2,259		2,259
NYCC Window Glazing System & Roof Maintenance		450	3,737	3,736	3,736						11,659		11,659
NYCC Replacing Building Drainage Piping		300	1,500	1,500	1,500						4,800		4,800
703 Don Mills Rd Communication Services Rooms Relocation		100	2,900	3,000							6,000		6,000
703 Don Mills Rd Resiliency		100	664	4,023	4,016						8,803		8,803
Access Controls for Toronto Fire Services Facilities			200								200		200
Address Critical SOGR Backlog - Fire Services		1,900	900	1,200							4,000		4,000
Address Critical SOGR Backlog - General		500	2,000	2,000	2,000	5,000	5,000	9,000	9,000	19,000	53,500	19,300	72,800
Environmental												4,060	4,060
Re-roofing												3,803	3,803
Structural/Building Envelope												17,474	17,474
Mechanical and Electrical												14,365	14,365
Sitework												4,464	4,464
Renovations												4,207	4,207
Emergency Capital Repairs												3,759	3,759
Security												850	850
<b>Total New</b>		<b>14,549</b>	<b>20,571</b>	<b>22,859</b>	<b>14,252</b>	<b>8,000</b>	<b>5,000</b>	<b>9,000</b>	<b>9,000</b>	<b>19,000</b>	<b>122,231</b>	<b>72,282</b>	<b>72,282</b>
<b>Total Changes</b>		<b>(108,228)</b>	<b>92,736</b>	<b>70,585</b>	<b>16,814</b>	<b>7,923</b>	<b>5,381</b>	<b>9,006</b>	<b>8,766</b>	<b>18,677</b>	<b>121,660</b>	<b>72,282</b>	<b>72,282</b>

**Significant Capital Project Changes in Facilities Management and Real Estate (FM&RE):**

Cash flow funding for the following Facilities Management and Real Estate capital projects have been adjusted based on historical spending rates, capacity and expected progress and completion of the projects, as outlined below:

- Toronto Strong Neighbourhoods Strategy - During the 2014 Budget process, Council approved this project with an annual cash flow of \$3.0 million commencing in 2015 to 2018 for a total project cost of \$12.0 million to develop capital infrastructure in Neighbourhoods Improvement Areas.
  - The 2015 Recommended Capital Budget provides partnership funding with Toronto Community Housing Corporation (TCHC) in the amount of \$0.380 million to renovate a basement facility located at 90 Mornelle Court, as part of building a community hub where residents can gather and community agencies and the City of Toronto can deliver programs and services to residents.
  - The remaining cash flow of \$2.620 million has been deferred to future years. More detailed analysis of the strategy's resourcing requirements is underway on options and priorities to ensure broader implementation of the strategy.

- *St. Lawrence Market North Redevelopment* – Cash flow funding has been revised to defer \$23.365 million from 2015 to 2016 and 2017 due to revised timelines for the award of the construction contract for the new facility (expected by spring 2015). This accounts for the potential impact of the archeological assessment of the site prior to the construction, which could have a 6-month impact on the schedule.
  - The construction of a temporary market began at the end of 2014. The demolition of the existing market will take place during 2015 and the majority of the construction of the new St. Lawrence Market North (SLMN) building will occur in 2016.
  - The original completion timeline was revised during 2013 and early 2014 due to the need for design changes and to secure additional funding to account for increased project costs based on the latest estimates received from consultants. The project also experienced additional delays working through design changes requested by various stakeholders and reconciling the issues with the design consultant to align the design with revised approved budget. As a result of these issues, the expected completion date has been revised to 2017.
- *Union Station Revitalization* – The project experienced delays during Phase 1, which were mainly due to found site conditions such as heritage and environmental elements including designated substances requiring additional work such as preserving the heritage aspects and assessing and safely removing substances.
  - The need for coordination amongst many stakeholders and other projects in the precinct have also contributed to the deferral of Phases 2 and 3, which will not begin until 2015, including Phase 2 of the NW PATH which has been deferred until after the Pan Am Games.
  - As such, the cash flows have been revised to defer \$96.848 million from 2015 to 2016 and 2017 to reflect these delays in the 2015 – 2024 Recommended Capital Budget and Plan.
- *Closed Circuit Television (CCTV) Infrastructure Enhancement* – \$1.000 million in cash flow funding has been deferred to 2017 to coincide with the new technology in the marketplace. This previously approved project provides ongoing funding to replace the City's CCTV infrastructure components at the end of their lifecycle, including equipment, monitors, and network requirements for video transmission.
- *Project Tracking Portal (PTP) Implementation* – \$0.266 million in cash flow funding has been deferred to 2016 for completion to reflect the need for sustainment and ongoing support for the roll-out phase in Q1 of 2016. This project, which was approved by City Council during the 2014 Budget process, provides an effective management tool allowing for dashboard views of the portfolio of capital projects, including timelines and milestones tracking.
- *Management Reporting Initiative (MRI)* – \$0.905 million has been deferred to 2016/2017 to better match cash flows with the revised timeline of the project due to the capacity of resources required to support implementation of the project. This project which was approved by City Council during the 2014 Budget process provides a tool to track performance measures, prepare financial reports and identify and address potential issues for capital projects in a timely manner.
- *Relocation of a Communication Room at 703 Don Mills Road* – This project currently provides funding for the relocation of one communication room located at the west side of the building. \$2.500 million cash flow funding has been deferred to 2017 to coincide with new projects for the

same location recommended in the 2015 – 2024 Capital Budget and Plan. Facilities Management is developing a plan with a long-term view, to relocate all three of the communication rooms to permanent and secure locations above grade as a result of structural damages in the basement, and upgrade the building to increase the resiliency to extreme weather. By deferring the previously approved relocation of one communication room, Facilities Management can relocate and upgrade all three rooms together, which will result in better coordination, cost savings and an improved building that will meet operating requirements.

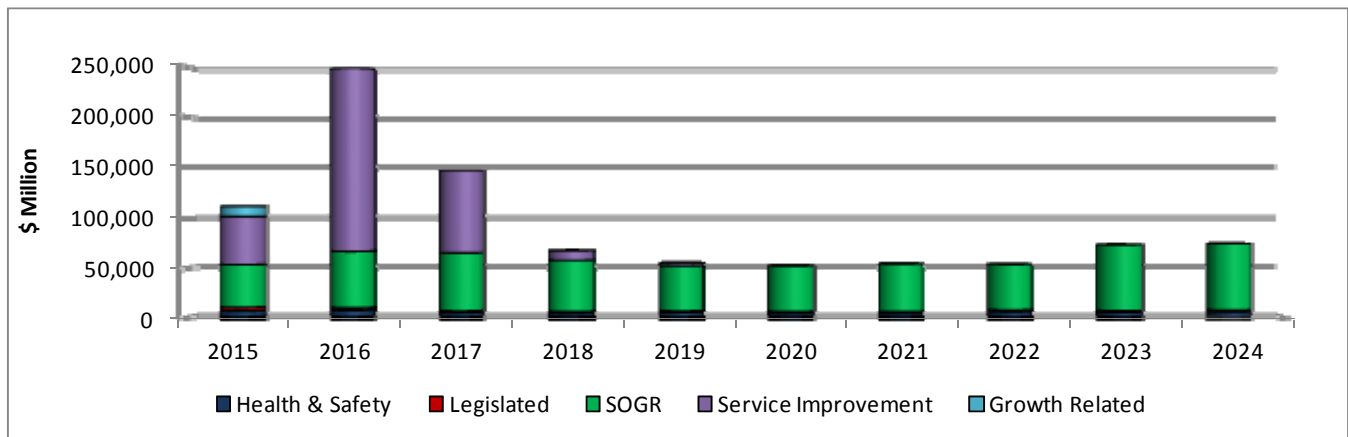
- *Replacement of Natural Gas Generators* – \$1.744 million cash flow funding has been accelerated from 2016 to 2015 to expedite the replacement of diesel generators with natural gas for Scarborough Civic Centre, East York Community Centre, Toronto Archives, and the headquarters of Toronto Public Health located at 277 Victoria Street. The replacements will enhance the resiliency of infrastructure and services to extreme weather events. These sites will be enrolled in the Demand Response Program once the project is complete.
- *Various State of Good Repair (SOGR)* – Adjustments to cash flow funding are necessary for miscellaneous projects to address critical SOGR needs.

Recommended new projects totalling \$122.231 million have been added to the 2014 – 2023 Approved Capital Plan:

- New cash flow funding is recommended to address critical State of Good Repair that requires immediate actions identified in the recent Building Condition Assessments (BCA). In order to contain the escalating SOGR backlog, an additional \$78.228 million of funding is recommended in the 10-Year Capital Plan.
- *Relocation of Additional Two Communication Services Rooms at 703 Don Mills Road* (\$6.000 million) to more secure locations above grade ensures critical equipment is secure.
- *703 Don Mills Road Resiliency* (\$8.803 million) involves upgrades to critical systems and infrastructure of the building to increase the resiliency to extreme weather and improve the overall efficiency of operating and maintaining the facility.
- Strategic and operational needs of client Programs include installing *Emergency Generators* (\$12.500 million) and *Security Access Controls* (\$0.200 million) at all Fire Halls and facilities for Toronto Fire Services.
- New funding of \$6.500 million is recommended for the *Western Channel Dockwall* project. Rehabilitation of the concrete cap is necessary to prevent further deterioration of the dockwall.
- *Strategic Property Acquisitions* require new funding of \$10.000 million in the 10-Year Recommended Capital Plan for this strategic initiative recently approved by Council to allow the City to take advantage of opportunities to acquire property and/or land that could benefit the City when they become available on the market. Real Estate will report back to City Council on all properties acquired pursuant to this strategic property acquisitions framework as part of the regular semi-annual reporting on all real estate transactions.

2015 – 2024 Recommended Capital Plan

Chart 2  
2015 – 2024 Capital Plan by Project Category (In \$000s)



As illustrated in the chart above, the 10-Year Recommended Capital Plan for Facilities Management and Real Estate (FM&RE) of \$920.783 million provides 57.1% funding for State of Good Repair (SOGR) projects as priorities and 35.2% for Service Improvement projects. Health & Safety and Legislative mandated projects represent 6.7% and Growth Related projects represent the remaining 1.0%, which provides funding for Strategic Property Acquisitions approved by City Council in 2014.

- High level of cash flow funding has been dedicated to Service Improvement projects in 2015, 2016 and 2017.
- All funding beyond 2018 will be dedicated to SOGR to ensure that City facilities are maintained technology is maintained in state of good repair so that users can enjoy safe and functional environments.

**Table 3**  
**Summary of Capital Projects by Category (In \$000s)**

	Total App'd Cash Flows to Date*	2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2015 - 2024 Total	Rec'd Total Project Cost
<b>Total Expenditures by Category</b>													
<b>Health &amp; Safety</b>													
Emergency Repairs		2,367	2,826	3,054	2,548	3,229	2,487	2,332	3,968	3,244	3,759	29,814	
Global Corp Security Program		1,150	1,050	850	850	850	850	850	850	850	850	9,000	
Replacement of Diesel with Natural Gas Generators		2,134	1,798									3,932	
Others			474									474	
<b>Sub-Total</b>		<b>5,651</b>	<b>6,148</b>	<b>3,904</b>	<b>3,398</b>	<b>4,079</b>	<b>3,337</b>	<b>3,182</b>	<b>4,818</b>	<b>4,094</b>	<b>4,609</b>	<b>43,220</b>	
<b>Legislated</b>													
Environmental Remediation		1,446	1,342	1,670	1,403	1,440	1,479	1,518	1,558	1,560	1,560	14,976	
Barrier Free / Equity		987										987	
Others		983	1,010									1,993	
<b>Sub-Total</b>		<b>3,416</b>	<b>2,352</b>	<b>1,670</b>	<b>1,403</b>	<b>1,440</b>	<b>1,479</b>	<b>1,518</b>	<b>1,558</b>	<b>1,560</b>	<b>1,560</b>	<b>17,956</b>	
<b>State of Good Repair</b>													
Re-Roofing		1,286	671	1,326	505	1,190	905	1,754	3,723	5,534	3,803	20,697	
Structural / Building Envelope		10,959	18,469	16,597	16,143	16,641	15,993	14,315	10,383	15,713	17,474	152,687	
Mechanical and Electrical		17,322	12,578	17,003	17,436	15,917	11,068	10,991	15,591	15,536	14,365	147,807	
Sitework		1,389	347	569	738	4,018	5,070	6,195	1,849	2,690	4,464	27,329	
Renovations		4,419	6,061	2,241	5,183	1,974	5,991	5,604	5,043	4,612	4,207	45,335	
Yards Consolidation Study						309	2,000	190				2,499	
Physical Security Capital Plan		700	750									1,450	
Environmental for Scarborough Civic Centre		120	123	127	130	133			350	2,500	2,500	5,983	
Old City Hall Revitalization	34,206	2,693										2,693	36,899
City Hall Council Chamber HVAC		225	1,785									2,010	2,010
City Hall Elevators 15, 16 & 17		374	1,885									2,259	2,259
Rehabilitation of Western Channel Dockwall		100	2,000	4,400								6,500	6,500
NYCC Window Glazing System & Roof Maintenance		450	3,737	3,736	3,736							11,659	11,659
NYCC Replacing Building Drainage Piping		300	1,500	1,500	1,500							4,800	4,800
703 Don Mills Road Communication Svcs Rooms Relocation		100	2,900	3,000								6,000	6,000
703 Don Mills Road Resiliency		100	664	4,023	4,016							8,803	8,803
Address SOGR Backlog - Fire Services		1,900	900	1,200								4,000	4,000
Address SOGR Backlog - General		500	2,000	2,000	2,000	5,000	5,000	9,000	9,000	19,000	19,300	72,800	72,800
<b>Sub-Total</b>	<b>34,206</b>	<b>42,937</b>	<b>56,370</b>	<b>57,722</b>	<b>51,387</b>	<b>45,182</b>	<b>46,027</b>	<b>48,049</b>	<b>45,939</b>	<b>65,585</b>	<b>66,113</b>	<b>525,311</b>	<b>155,730</b>
<b>Service Improvements</b>													
Union Station Revitalization	584,617	35,094	125,440	51,249								211,783	796,400
St. Lawrence Market North Redevelopment	15,245	7,267	46,831	22,115								76,213	91,458
CCOO Mgmt Reporting Initiative (BI)	941	89	905	210								1,204	2,145
Project Tracking Portal Implementation	807	740	265									1,005	1,812
Corporate Facilities Refurbishment Program		1,614	1,000	1,000	800							4,414	
CCTV Infrastructure Enhancement		1,251	1,000	1,000								3,251	
Toronto Strong Neighbourhoods Strategy		380	3,000	3,000	5,620							12,000	12,000
Emergency Generator for Fire Halls		500	3,000	3,000	3,000	3,000						12,500	12,500
Access Controls for Fire Services Locations			200									200	200
Others		1,176	550									1,726	
<b>Sub-Total</b>	<b>601,610</b>	<b>48,111</b>	<b>182,191</b>	<b>81,574</b>	<b>9,420</b>	<b>3,000</b>						<b>324,296</b>	<b>916,515</b>
<b>Growth Related</b>													
Strategic Property Acquisitions		10,000										10,000	10,000
<b>Sub-Total</b>		<b>10,000</b>										<b>10,000</b>	<b>10,000</b>
<b>Total Expenditures by Category</b>	<b>635,816</b>	<b>110,115</b>	<b>247,061</b>	<b>144,870</b>	<b>65,608</b>	<b>53,701</b>	<b>50,843</b>	<b>52,749</b>	<b>52,315</b>	<b>71,239</b>	<b>72,282</b>	<b>920,783</b>	<b>1,082,245</b>

\*Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2015, excluding ongoing capital projects (i.e. Civic Improvement projects)

**2015 – 2024 Recommended Capital Projects**

The 10-Year Recommended Capital Plan supports Facilities Management and Real Estate's objectives of maintaining the State of Good Repair for more than 400 facilities and buildings and implementing existing and new service improvement projects for the City of Toronto and client Programs.

*Health and Safety*

- Major Health and Safety projects include:
  - Cash flow funding of \$29.814 million for unexpected and emergency capital repairs at various City facilities arising in 2015;
  - \$9.000 million for the Corporate Global Security Program to ensure that facilities meet prescribed security standards; and

- \$3.932 million to expedite the replacement of diesel generators with natural gas for various facilities including Scarborough Civic Centre, East York Community Centre, Toronto Archives, and the headquarter of Toronto Public Health located at 277 Victoria Street.

#### *Legislated*

- Major Legislated projects include cash flow funding of \$17.956 or 2.0% of the total 10-Year Recommended Capital Plan.
  - Legislated projects address provincially and federally required capital repairs such as retrofits to create barrier free access, environmental remediation of designated substances, essential audits, and annual surveys and sampling.

#### *State of Good Repair (SOGR)*

- 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 users can enjoy safe and functional environments. SOGR projects include hundreds of projects in various groupings that focus on the following types of capital maintenance: re-roofing, structural / building envelope, mechanical and electrical upgrades, site-work and renovations. These projects ensure that approximately 400 buildings and facilities are maintained in a state of good repair.
- Other major previously approved SOGR projects include upgrades to HVAC systems at Old City Hall to be completed in 2015, Yards consolidation study to review the most efficient use of land resources and monetization of land assets that are not being used to their potential, physical security plan, and the environmental work and remediation for Scarborough Civic Centre.
- SOGR projects account for \$525.311 million or 57.1% of the total 10-Year Recommended Capital Plan. FM&RE has identified additional funding needs for critical issues that are over and above the 2014 Approved SOGR funding envelope.
- The 10-Year Recommended Capital Plan incorporates a new investment of \$118.831 million dedicated for the following 9 new SOGR capital projects:
  - *City Hall Chamber HVAC* (\$2.010 million) – Current heating, ventilation, and air-conditioning (HVAC) system in the Council Chamber was installed in 1965 and is nearing the end of its useful life. New HVAC systems, piping and controls for the Council Chamber are required. The recommended cash flows are for investigation, assessment and engineering design in 2015 prior to the full replacement in 2016.
  - *City Hall Elevators 15, 16 & 17* (\$2.259 million) – Three elevators, which are located at the rotunda in City Hall to provide the public and Councillors access to the Council Chamber, constantly require repairs and maintenance throughout. The project involves the replacement of the existing aging elevators and conversion of the buried hydraulics to above ground. The project cost is estimated based on the results and outcome of the inspection completed in 2013 feasibility study.
  - *Rehabilitation of Western Channel Dockwall* (\$6.500 million) – Due to concerns of the condition and structural integrity of the dockwall, City of Toronto staff engaged a consulting firm to undertake an engineering assessment of the northern edge of the Western Channel to determine the condition of the dockwall and develop an approach for rehabilitation. The

engineering assessment has confirmed that the structure of the dockwall is sound, however, encapsulation and rehabilitation of the concrete cap is necessary to prevent further deterioration. At its meeting of May 6, 2014, City Council directed staff to establish a capital project for the Rehabilitation of the Western Channel Dockwall to be included in the 2015 – 2024 Recommended Capital Budget and Plan for consideration as part of the 2015 Budget process. The estimated project cost is subject to a cost sharing agreement between the three orders of government. Construction will only occur once all funds are received from the federal and provincial partners.

- *NYCC Window Glazing System and Roof Maintenance* (\$11.659 million) – The existing sloped glazing window system is recommended to be completely replaced at North York Civic Centre (NYCC). The existing roofing membrane is an older inverted roof system that has been deteriorating resulting in numerous water leaks penetrating into the main building interior. In addition, the roof anchoring / rigging equipment systems have been declared unsafe to meet the industry standard and require retrofit work to meet requirements. The cash flow funding of \$0.450 million in the 2015 Recommended Capital Budget is to retain professional architect services to undertake a feasibility study and provide conceptual design solutions.
- *NYCC Building Storm and Sewer Drainage Piping Replacement* (\$4.800 million) – The existing drainage piping, installed in 1976, is rusting and as a result, leaks have developed. The piping is at the end of its useful life as the condition of the piping is worn-out and requires frequent maintenance. In addition, the floor drains in the underground parking garage have deteriorated and require replacement. Therefore, there is an urgency to schedule the drainage piping for replacement to avoid the unexpected piping failure.
- *Relocation of Additional Two Communication Services Rooms at 703 Don Mills Road* (\$6.000 million) – Relocate existing below grade communication rooms to more secure locations above grade to ensure critical equipment is stored in a location that is not susceptible to potential structural damages, accidental discharge of a wet sprinkler system, flooding or sewer backup.
- *703 Don Mills Road Resiliency* (\$8.803 million) – Upgrades to critical systems and infrastructure of the building are required to increase the resiliency to extreme weather and improve the overall efficiency of operating and maintaining the facility. The upgrades will include major reconfiguration and enhancement of the existing critical power distribution and installation of a breaker automation system, redundant pumps and a second chilled water riser loop.
- *Critical SOGR Backlog for Fire Services* (\$4.000 million) – FM&RE maintains 96 Fire Halls and facilities for Toronto Fire Services. The average age of each fire hall is 53 years, including 2 stations that are 136 years old (built in 1878).
  - Based on the results of the Building Condition Assessment (BCA) and in consultation with Fire Services, FM&RE has identified a number of Fire Halls which urgently require immediate SOGR attention to ensure they are maintained to continue meeting the operational needs. This results in an increase of \$4.000 million in SOGR funding over and above the funding envelope for Fire Services within the FM&RE's Approved 2014 – 2023 Capital Plan.
  - These additional capital investments focus on preventive maintenance and will relieve the operating cost pressures which have been increasing over the past few years within the Fire

Services' Operating Budgets due to lack of capital funding. Based on the critically of the Fire Halls, these include the following:

- Fire Hall 312 located at 260 Adelaide Street West to address pavement issue that is causing health and safety hazard.
  - Fire Hall 331 located at 33 Claremont Street for roofing and mechanical work.
  - Fire Hall 413 located at 1549 Albion Road for door repairs and mechanical work.
  - Fire Hall 426 located at 140 Landsdowne Avenue for roofing and window repairs.
  - Fire Hall 442 located at 2015 Lawrence Avenue West for mechanical, site-work and roofing.
- *General SOGR Backlog* (\$72.800 million) – FM&RE has placed a greater emphasis on completing Building Condition Assessments (BCA) through staff and external professional consultants as part of its effort to improve asset lifecycle management and more accurately identify and represent critical SOGR needs in the portfolio. During 2014, Facilities Management completed BCAs for 85 buildings in the portfolio. The results from BCAs are identifying SOGR needs and increasing accumulated SOGR backlog estimates. To address the escalating SOGR backlog, additional funding of \$72.280 million for critical SOGR has been included in the 10-Year Recommended Capital Plan for FM&RE. Facilities Management will continue to analyze and assess needs and issues of facilities throughout 2015 in order to develop a concrete plan to deploy the new recommended funding to address the growing backlog across its portfolio.

### *Service Improvements*

- Service Improvement projects, including previously approved and new, account for \$324.296 million or 35.2% of the total 10-Year Recommended Capital Plan. Previously approved projects are proceeding on course with cash flows as planned amounting to \$311.596 in the 10-Year Recommended Capital Plan. The FM&RE capital program will continue:
  - *Union Station Revitalization* (\$211.783 million) – Union Station is the largest transportation hub in the country, handling 65 million of passengers annually and expected to double by 2021. It is currently undergoing an entire revitalization in order to accommodate the increasing volumes and turn the landmark facility into transportation, commercial and retail centre. This includes the excavation for a new retail concourse level, construction of a new concourse for GO Transit, restoration of the VIA concourse and renovations to the West Wing and Centre Block of the Station. In addition, a new tunnel (Northwest PATH) will be constructed that will link Union Station to the PATH system by extending along York Street to Wellington Street West. Expected completion of this transformation is 2017 including the Northwest PATH.
  - *St. Lawrence Market North Redevelopment* (\$76.213 million) – The project requires demolishing the existing north building and replacing it with a multi-storey, multi-purpose facility housing a public market at ground level, compatible ancillary uses on a mezzanine overlooking the market hall, multi-levels of Provincial Offences Act traffic courts for Court Services, and three levels of public parking below grade for the Toronto Parking Authority. The construction of a temporary market has begun at the end of 2014 and the demolition of the existing north market will



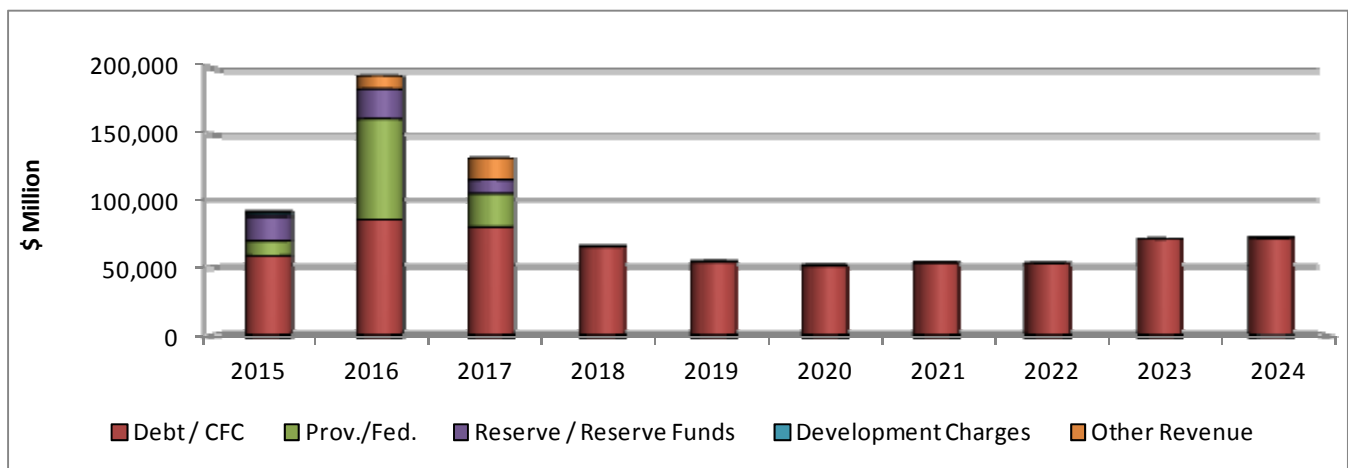
commence in 2015 followed by the construction of the new north building. The project is scheduled for completion in 2017.

- *The CCOO Management Reporting Initiative and Project Tracking Portal* (\$2.209 million) – Implementation of both management tools will provide Facilities Management with the ability to better track progress, milestones, performance measures and financial reporting in dashboard views and identify and address potential issues in a timely manner with the aim of improving project delivery and spending rate.
- *Corporate Facilities Refurbishment Program* (\$4.414 million) – This project provides funding for implementing multi-year, phased refurbishment of City-owned office space in order to achieve maximum space utilization by increasing space density and accommodating the emerging and ongoing consolidation and co-location needs of various City Programs.
- *CCTV Infrastructure Enhancement* (\$3.251 million) – This project replaces the City's closed circuit television infrastructure, including equipment, monitors and network requirements for video transmission, which are at the end of their lifecycle.
- *Toronto Strong Neighbourhoods Strategy* (\$12.000 million) – The objective of the project is to support healthy communities across the City of Toronto through investing in people, programs and facilities in designated Neighbourhood Improvement Areas (NIA). The 2015 Recommended Capital Budget provides partnership funding in the amount of \$0.380 million for Toronto Community Housing Corporation (TCHC) to renovate a basement facility located at 90 Mornelle Court as part of building a community hub where residents can gather and community agencies and the City of Toronto can deliver programs and services to residents. The strategy involves partnering with residents, businesses and agencies. Detailed analysis on options and priorities for the strategy's broader implementation and resourcing requirements are underway.
- Within this project category, new cash flow funding of \$12.700 million is recommended for the following 2 new capital projects both for Toronto Fire Services:
  - *Emergency Generators for Fire Halls* (\$12.500 million) – This project is in response to Council's direction to enhance the resilience of infrastructure and services in the event of extreme weather conditions, power outages and blackouts. The implementation plan will be a multi-year phased approach beginning with data gathering. The cash flow funding will enable FM&RE to perform feasibility and engineering studies for each location to identify types (gas/diesel), capacity, and location (indoor/outdoor) for the generators before full implementation at fire halls across the City of Toronto. Currently, the fire halls are not installed with emergency generators and/or any backup power systems. Upon completion of the project, the fire halls will be functional and responsive to emergency situations during prolonged power outages, blackouts and severe weather conditions such as ice storm in December 2013.
  - *Access Controls for all Fire Facilities and Stations* (\$0.200 million) – Toronto Fire Services has identified a need for the installation of new electronic access control systems consisting of card readers, along with intrusion detection and CCTV systems at all fire facilities and stations. Current access controls simply consist of manual and push button locks. In 2016, Corporate Security staff will conduct a comprehensive review of existing control systems to assess the needs and requirements for each building and facility and will develop a full implementation plan and project cost estimates in a budget process in the future.

*Growth Related*

- The 10-Year Recommended Capital Plan provides new funding of \$10.000 million for the acquisition of property that is considered strategically important to the City of Toronto. Funding will be provided from the Land Acquisition Reserve Fund as approved by City Council at its meeting of August 25, 2014 meeting. Funds available for acquisition of strategic properties will place the City of Toronto in a better position to achieve both long and short term objectives by:
  - Providing flexibility to purchase property that serves municipal priorities under circumstances which could not be foreseen at the time of annual budget process, without missing opportunities.
  - Reducing overall costs associated with real estate acquisitions.
  - Reducing the number of expropriations and related compensation costs.
  - Enabling the City to proactively pursue property that becomes available and respond to favourable opportunities in the marketplace, including foreclosures and powers of sale.

**Chart 3  
2015 – 2024 Capital Plan by Funding Source (In \$000s)**



The 10-Year Recommended Capital Plan of \$920.783 million cash flow funding will be financed by the following sources:

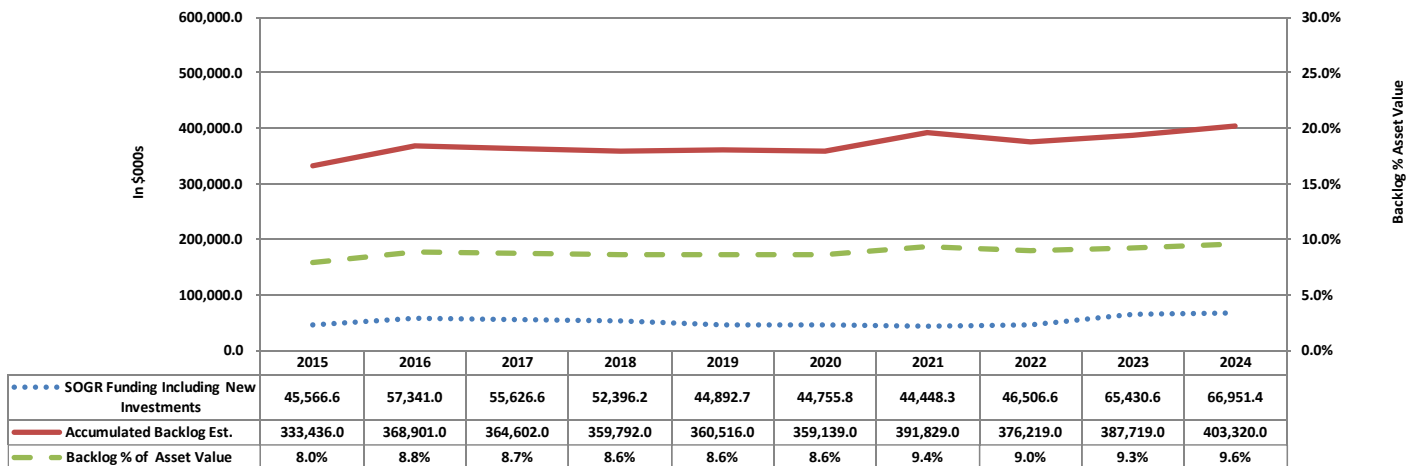
- Debt accounts for \$639.586 million or 69.5% of the financing over the 10-year period.
  - The recommended debt funding is above the 10-year debt affordability guidelines of \$514.556 million allocated to this Program by \$125.030 million, dedicated to SOGR and Service Improvement projects:
    - New capital projects to address the critical State of Good Repair (SOGR) backlog (\$103.528 million).
    - New projects to address strategic and operational needs such as building resiliency for City-owned building located at 703 Don Mills Road and installing emergency generators at all Fire Halls for Toronto Fire Services (\$21.502 million).

- Federal/Provincial Grants fund \$114.013 million or 12.4% of the 10-Year Capital Plan's projected expenditures.
  - The majority of the funding is for the *Union Station Revitalization* and *Northwest Path* capital projects (\$106.144 million) which receive subsidies from other levels of government including Metrolinx and Transport Canada.
  - 50% of the SOGR cash flow funding dedicated to asset management for Toronto Paramedic Services will be funded by Provincial Grants (\$4.869 million).
  - Funding for the *Western Channel Dockwall Rehabilitation* project is cost shared by all three orders of government to rehabilitate a portion of a dockwall which is adjacent to the Canada Malting lands along the north side of the Western Channel (\$3.000 million).
    - City Council, at its meeting of May 6, 2014, requested the Government of Canada and the Province of Ontario contribute \$1.500 million each towards the project based on the assumption of the cost sharing agreement and directed Facilities Management to establish a capital project for consideration as part of the 2015 Budget process. The total project cost is estimated to be \$6.5 million.
    - Construction will only occur once all funds are received from the federal, province, and other partners. Should any funding become unavailable, the project scope and funding sources will be reassessed by City Council relative to other to other City-financed priorities and needs in a future budget process.
- Reserve and Reserve Funds constitute \$50.770 million or 5.5% of required funding over 10 years for the following major projects:
  - The *Union Station Revitalization* project is funded partially from the Union Station Reserve Fund (\$20.000 million) and Capital Financing Reserve (\$2.245 million) as previously approved.
  - The *St. Lawrence Market North Redevelopment* is funded by the Capital Financing Reserve (\$15.000 million) and the Provincial Offense Courts Stabilization Reserve (\$3.525 million) as a contribution from Court Services towards the project for future court rooms to be built at St. Lawrence Market North building.
  - The City Council approved *Strategic Property Acquisitions* is funded from the Land Acquisition Reserve Fund (\$10.000 million).
- Recoverable Debt, which provides \$87.775 million or 9.5% of the 10-Year Capital Budget and Plan's funding, is dedicated primarily to the Union Station Revitalization project (\$51.523 million), the St. Lawrence Market North Redevelopment (\$31.353 million ) and St. Lawrence Market South Study and Renovation (\$4.900 million). This recoverable debt will be repaid through respective future stream of leasing revenues upon completion of the projects.
- Development Charges, which represent \$1.935 million or 0.2% of the 10-Year Capital Budget and Plan's funding source, provide \$1.535 million and \$0.400 million from Section 37 and 45 respectively for the redevelopment of the St. Lawrence Market North.
- Other sources of funding, which account for \$26.704 million or 2.9% will be utilized for the following redevelopment/revitalization projects:

- The *St. Lawrence Market North Redevelopment* project will receive a total of \$14.000 million from Toronto Parking Authority as a contribution towards the construction of three levels of parking below grade.
- The *Union Station Revitalization* project will receive a contribution of \$9.204 million from VIA Rail and other stakeholders.
- The *Rehabilitation of Western Channel Dockwall* project will receive \$3.000 million from the Toronto Port Lands Company (TPLC) and \$0.500 million from the Toronto Port Authority, for a total of \$3.500 million in subsidies. Staff have confirmed that TPLC is able to fund the City's contribution of \$3.000 million to the rehabilitation project through special dividends to the City of Toronto.

**State of Good Repair (SOGR) Backlog**

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



- Facilities Management is responsible for capital improvements and repairs at more than 400 facilities, covering over 9.6 million square feet with an approximate replacement value of \$4.189 billion including Union Station.
- Maintaining a state of good repair for the building portfolio is a challenge to the City of Toronto with 20% of City owned buildings now over 50 years of age. In 10 years, 35% of the buildings will be over 50 years old.
- Due to limited resources, FM&RE currently invests in State of Good Repairs (SOGR) at a rate of approximately 1 percent of the replacement value compared to the industry standard of 2 to 4 percent.
- With estimates of SOGR backlog escalating, it is critical to ensure that limited resources are optimally allocated in a manner that maximizes the utility of the City's capital assets. FM&RE dedicates the finite debt funding envelope annually to address critical needs for these aging facilities and scheduled life cycle replacements of major components that are at the end of their service life.

- During the 2015 Budget process, Facilities Management has identified the following additional critical SOGR needs totalling \$103.528 million included in the 2015 - 2024 Recommended Capital budget and Plan:
  - Council Chambers Heating, Ventilation, and Air Condition (HVAC)
  - City Hall Elevators 15, 16 and 17
  - North York Civic Centre Replacing Building Drainage Piping
  - North York Civic Centre Window Glazing System & Roof Maintenance
  - Relocation of Communication Rooms at 703 Don Mills Road
  - Critical SOGR for Fire Services
  - Placeholder for General Critical SOGR
- Due to the age of many of the City's buildings, the backlog will increase from \$333.436 million or 8% of replacement asset value in 2015 to \$403.320 million or 9.6% of replacement asset value by the end of 2024, as described in Chart 4 on the previous page.
- The new investments will significantly slow down the increasing backlog. Without the new funding of \$103.528 million added to the 10-Year Recommended Capital Plan, the accumulated SOGR backlog would have been \$506.848 million or 12.1% of total asset replacement value by the end of 2024.
- Through the Facilities Transformation Project (FTP), Facilities Management play a corporate stewardship role, responsible for setting standards and ensuring all City-owned facilities are maintained in a manner that meet operational needs and improve asset management on behalf of other City Programs. The following table provides a breakdown of SOGR by City Program.

**Table 4  
SOGR Backlog by City Program (In \$000s)**

Divisional SOGR Funding Envelopes & Accumulated SOGR Backlog		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total 10-Year Capital Plan
<b>Divisional Plans:</b>												
FM&RE SOGR Funding		35,371	48,501	47,992	46,857	36,983	37,776	40,543	40,820	58,471	56,132	449,446
FM&RE SOGR Backlog Not Addressed/(Addressed)		10,152	2,784	(13,849)	(21,516)	(13,281)	(14,015)	(6,263)	(20,797)	(13,500)	(18,288)	(108,573)
FM&RE Accumulated SOGR Backlog Balance	238,766	248,918	251,702	237,853	216,337	203,056	189,041	182,778	161,981	148,481	130,193	
EMS SOGR1 Funding		1,935	655	873	1,069	1,002	1,290	719	231	282	1,767	9,822
EMS SOGR Backlog Not Addressed/(Addressed)		(451)	2,470	824	661	389	(478)	1,506	189	1,489	4,836	11,435
EMS Accumulated SOGR Backlog Balance	18,888	18,437	20,907	21,731	22,392	22,781	22,303	23,809	23,998	25,487	30,323	
Fire SOGR2 Funding		4,073	2,168	2,943	1,149	951	894	479	1,097	155	817	14,727
Fire SOGR Backlog Not Addressed/(Addressed)		(284)	19,964	1,582	4,852	7,933	6,966	23,586	1,808	6,591	10,524	83,522
Fire Accumulated SOGR Backlog Balance	7,384	7,100	27,064	28,646	33,498	41,431	48,397	71,983	73,791	80,382	90,906	
MLS SOGR3 Funding		620	48	741	270	944	671	14	432	985	1,146	5,870
MLS SOGR Backlog Not Addressed/(Addressed)		(371)	(40)	(654)	(270)	(911)	(122)	-14	(419)	(378)	3,419	240
MLS Accumulated SOGR Backlog Balance	5,025	4,654	4,614	3,960	3,690	2,779	2,657	2,643	2,224	1,846	5,265	
Police SOGR4 Funding		1,678	3,509	2,362	2,287	3,136	2,609	1,761	697	2,296	5,442	25,777
Police SOGR Backlog Not Addressed/(Addressed)		5,978	7,845	7,175	10,029	4,787	3,726	7,186	6,735	19,964	9,667	83,092
Police Accumulated SOGR Backlog Balance	24,280	30,258	38,103	45,278	55,307	60,094	63,820	71,006	77,741	97,705	107,372	
City Clerk's SOGR Funding		344	1,191	-	56	402	355	12	428	846	80	3,715
City Clerk's SOGR Backlog Not Addressed/(Addressed)		(123)	(1,143)	684	188	(242)	(242)	868	(325)	(517)	2,570	1,718
City Clerk's Accumulated SOGR Backlog Balance	4,013	3,890	2,747	3,431	3,619	3,377	3,135	4,003	3,678	3,161	5,731	
TESS SOGR Funding		391	714	-	23	232	-	-	-	-	-	1,360
TESS SOGR Backlog Not Addressed/(Addressed)		(239)	705	183	161	919	1,224	2,655	-	5	112	5,725
TESS Accumulated SOGR Backlog Balance	1,360	1,121	1,826	2,009	2,170	3,089	4,313	6,968	6,968	6,973	7,085	
TPH SOGR5 Funding		1,130	287	16	184	63	614	259	1,550	987	532	5,620
TPH SOGR Backlog Not Addressed/(Addressed)		(308)	2,529	(8)	(55)	1,302	954	3,828	(1,550)	(746)	3,736	6,808
TPH Accumulated SOGR Backlog Balance	6,130	5,822	8,351	8,343	8,288	9,590	10,544	14,372	12,822	12,076	15,812	
PPFA (Transportation & Water Yards)		24	269	700	502	1,179	547	662	1,251	1,408	1,036	7,577
PPFA SOGR Backlog Not Addressed/(Addressed)		24	351	(236)	1,140	(172)	610	(662)	(1,251)	(1,408)	(975)	(2,579)
PPFA Accumulated SOGR Backlog Balance	13,212	13,236	13,587	13,351	14,491	14,319	14,929	14,267	13,016	11,608	10,633	
<b>Total Planned SOGR Funding for Divisions</b>		<b>45,567</b>	<b>57,341</b>	<b>55,627</b>	<b>52,396</b>	<b>44,893</b>	<b>44,756</b>	<b>44,448</b>	<b>46,507</b>	<b>65,431</b>	<b>66,951</b>	<b>523,916</b>
<b>Total SOGR Backlog Not Addressed/(Addressed)</b>		<b>14,378</b>	<b>35,465</b>	<b>(4,299)</b>	<b>(4,810)</b>	<b>724</b>	<b>(1,377)</b>	<b>32,690</b>	<b>(15,610)</b>	<b>11,500</b>	<b>15,601</b>	<b>84,262</b>
<b>Total Accumulated SOGR Balance</b>	<b>319,058</b>	<b>333,436</b>	<b>368,901</b>	<b>364,602</b>	<b>359,792</b>	<b>360,516</b>	<b>359,139</b>	<b>391,829</b>	<b>376,219</b>	<b>387,719</b>	<b>403,320</b>	

- The accumulated SOGR backlog is determined based on the results of building condition assessments (BCA) which entails annual verification and full technical evaluation of each City building and all fixed components on a five-year cycle. The assessment is conducted by a qualified group of trained professional staff within Facilities Design & Construction unit as well as external consultants in the industry to assist in expediting the process to update BCAs for City owned buildings and perform analysis of the condition of a group of facilities that may vary in terms of age, design, construction and materials.
- Facilities Management has placed a greater emphasis on completing BCAs as part of its effort to improve asset lifecycle management and more accurately identify and represent critical SOGR needs in the portfolio. For instance, Facilities Management completed BCA for 85 buildings in the portfolio during 2014. The results from BCAs were used to determine the SOGR needs and accumulated SOGR backlog estimates. A funding strategy will be developed to address the unmet capital maintenance needs over the next 10 years in the annual budget process.
- Facilities Management will continue to analyze and assess facility needs and issues throughout 2015 in order to develop a concrete plan to deploy the new funding to optimize the utility of the City's capital assets.

**10-Year Capital Plan: Net Operating Budget Impact**

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

Projects	2015 Rec'd Budget		2016 Plan		2017 Plan		2018 Plan		2019 Plan		2015 - 2019		2015 - 2024	
	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions	\$000s	Positions
Previously Approved														
CCTV Infrastructure Enhancement			30.0		15.0		15.0					60.0		60.0
Global Corp Security Program			40.0									40.0		40.0
<b>Total Recommended (Net)</b>			<b>70.0</b>		<b>15.0</b>		<b>15.0</b>					<b>100.0</b>		<b>100.0</b>

The 10-Year Recommended Capital Plan will increase future year Operating Budgets by a total of \$0.100 million net over the 2015 – 2024 period, as shown in the table above.

This is comprised of funding to sustain the following capital projects:

- CCTV Infrastructure Enhancement – Funding is required for ongoing sustainment for Closed Circuit Television (CCTV) systems related to new security enhancement implemented to bring security conditions in line with current and anticipated requirements and standards (\$0.060 million net).
- Global Corporate Security Program – Funding is required for sustainment of enhancements of security and safety systems implemented through this program to meet the legislatively prescribed standards (\$0.010 million net).

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

**Table 6  
Capital Project Delivery: Temporary Positions**

Approval of the 2015 – 2024 Recommended Capital Budget and Plan will not require any new temporary capital positions to deliver the capital projects.

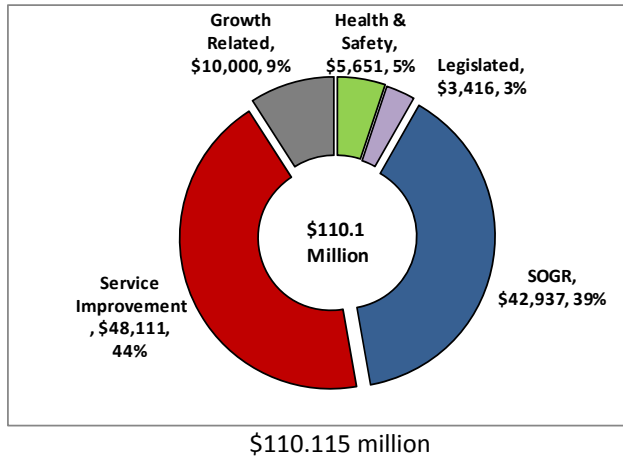


## **Part II:** 2015 Capital Budget

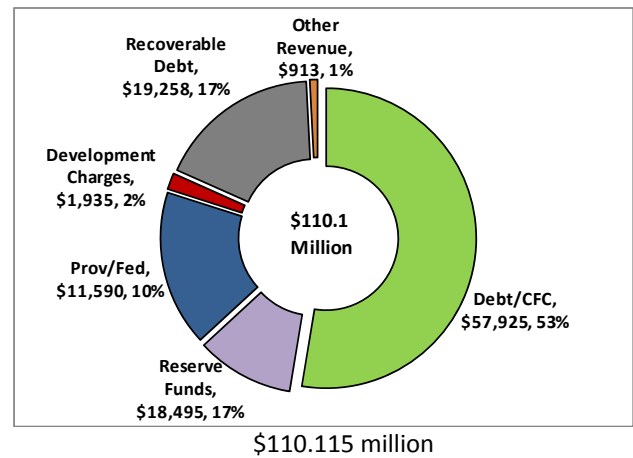
## 2015 Recommended Capital Budget

### 2015 Capital Budget by Project Category and Funding Source

2015 Capital Budget by Project Category  
(in \$000s)



2015 Capital Budget by Funding Source  
(in \$000s)



The 2015 Recommended Capital Budget, excluding funding carried forward from 2014 to 2015, requires cash flow funding of \$110.115 million.

The 2015 Capital Budget expenditures are allocated into the following project categories:

- **Health & Safety (\$5.561 million, 5%)**
  - Funding for emergency facility capital repairs and corporate security program.
- **Legislated (\$3.416 million, 3%)**
  - Essential environment audits, remediation, and barrier free access.
- **SOGR (\$42.937 million, 39%)**
  - Address the backlog of, and ensure facilities are maintained in a state of good repair through structural, mechanical and electrical repairs; re-roofing and renovations.
- **Service Improvement (\$48.111 million, 44%)**
  - Implementation of large scale, multi-year major capital projects and the Toronto Strong Neighbourhoods Strategy.
- **Growth (\$10.000 million, 9%)**
  - Funding for Strategic Property Acquisitions.

The 2015 Recommended Capital Budget is financed primarily by:

- **Debt (\$57.925 million, 53%)**
  - Debt financing is \$2.129 million above the debt target mainly due to new recommended capital investments to address the SOGR backlog.
- **Recoverable Debt (\$19.258 million, 17%)**
  - Debt repayment through future stream of leasing revenues generated from Union Station and St. Lawrence Market upon completion.
- **Reserve/Reserve Funds (\$18.495 million, 17%)**
  - Funding for Union Station, St. Lawrence Market North and strategic property acquisitions.
- **Development Charges (\$1.935 million, 2%)**
  - Section 37/45 funding secured for SLMN.
- **Provincial/Federal Grants (\$11.590 million, 10%)**
  - Union Station Revitalization from Metrolinx and Transport Canada and various SOGR work cost shared with the Federal Government/Province.
- **Other Revenues (\$0.913 million, 1%)**
  - VIA contributions towards Union Station Revitalization.



**Table 7**  
**2015 Recommended Cash Flow & Future Year Commitments (In \$000s)**

	2014 Carry Forwards	2015 Rec'd Cash Flow	Total 2015 Cash Flow (Incl 2014 C/Fwd)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total 2015 Rec'd Cash Flow & FY Commits
<b>Expenditures</b>													
Previously Approved	138,182	75,702	213,884	179,484	80,893								474,261
Change in Scope		530	530	139	752								1,421
New		32,633	32,633	28,020	4,527	130	133						65,443
New w/Future Year		1,250	1,250										1,250
<b>Total Expenditure</b>	<b>138,182</b>	<b>110,115</b>	<b>248,297</b>	<b>207,643</b>	<b>86,172</b>	<b>130</b>	<b>133</b>						<b>542,375</b>
<b>Financing</b>													
Debt	40,484	57,924	98,408	51,000	21,957	130	133						171,628
Debt Recoverable	9,531	19,258	28,789	49,821	14,196								92,806
Other	12,812	2,848	15,660	10,452	15,339								41,451
Reserves/Res Funds	13,380	18,495	31,875	21,420	10,855								64,150
Development Charges	5,000		5,000										5,000
Provincial/Federal	56,975	11,590	68,565	74,950	23,825								167,340
<b>Total Financing (including carry forward funding)</b>	<b>138,182</b>	<b>110,115</b>	<b>248,297</b>	<b>207,643</b>	<b>86,172</b>	<b>130</b>	<b>133</b>						<b>542,375</b>

Approval of the 2015 Recommended Capital Budget of \$248.297 million will result in the following:

- \$138.182 million in 2014 cash flow funding that will be carried forward into 2015 for the following:
  - Ongoing large scale, multi-year capital projects including the *Union Station Revitalization* (\$97.972 million) and *St. Lawrence Market North Redevelopment* (\$10.171 million).
  - Completion of the final stage of both *Nathan Phillips Square Revitalization* (\$3.754 million) and *Old City Hall HVAC and Electrical Upgrades* (\$1.418 million) as well as *Westwood Theatre Lands Redevelopment* (\$6.436 million) for the acquisition of three parcels of land and necessary easements to facilitate the reconfiguration of the Six Points Interchange as part of the redevelopment during 2015.
  - The remaining cash flow of \$18.431 million is mainly attributed to various State of Good Repair capital work currently in the procurement phase for either design or construction work.
- The 2015 Recommended Capital Budget provides funding of \$75.702 million for previously approved projects that are already underway with future year commitments of \$179.484 million in 2016 and \$80.893 million in 2017, for a total of \$336.080 million.
  - For the most part, the cash flow funding is dedicated to ongoing and multi-year professional services and construction contract costs for major capital projects, as noted above (\$290.689 million) followed by core SOGR work to ensure the buildings and facilities are maintained in a state of good repair (\$38.745 million).
  - The remaining cash flow funding is recommended to continue various special projects such as *Management Reporting Initiative*, *Project Tracking Portal*, *CCTV Infrastructure Enhancement*, *Corporate Facilities Refurbishment Program*, and *Phase 2 of Facilities Preventive Maintenance System* (6.646 million).
- The change in scope funding increase of \$1.421 million reflects minor adjustments to SOGR renovation and structural/building envelope projects.

- New and multi-year funding of \$66.693 million planned for 2015 – 2019, of which \$37.610 million is for the core SOGR projects and the remaining cash flow funding of \$29.083 pertains to the new recommended capital projects as set out in Table 8 below in bold text.

**2015 Recommended Capital Project Highlights**

**Table 8  
2015 Recommended Capital Project Highlights (in \$000s)**

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024 Total
<b>Health &amp; Safety:</b>													
Emergency Repairs		3,181					3,181						3,181
Global Corp Security Program		1,375					1,375						1,375
Replacement of Diesel with Natural Gas Generators		2,277	1,798				4,075						4,075
<b>Sub-Total</b>		<b>6,833</b>	<b>1,798</b>				<b>8,631</b>						<b>8,631</b>
<b>Legislated:</b>													
Environmental Remediation		1,446	300				1,746						1,746
Barrier Free / Equity		987					987						987
Others		2,283	1,010				3,293						3,293
<b>Sub-Total</b>		<b>4,716</b>	<b>1,310</b>				<b>6,026</b>						<b>6,026</b>
<b>State of Good Repair:</b>													
Re-Roofing		2,000	584				2,584						2,584
Structural / Building Envelope		13,535	8,693	4,571			26,799						26,799
Mechanical and Electrical		21,731	8,836	2,500			33,067						33,067
Sitework		1,400	333				1,733						1,733
Renovations		7,149	841				7,990						7,990
Environmental for Scarborough Civic Centre		120	123	127	130	133	633						633
Old City Hall Revitalization	36,899	4,111					4,111						4,111
Nathan Phillips Square Revitalization	60,395	3,754					3,754						3,754
<b>City Hall Council Chamber HVAC</b>	<b>2,010</b>	<b>225</b>	<b>1,785</b>				<b>2,010</b>						<b>2,010</b>
<b>City Hall Elevators 15, 16 &amp; 17</b>	<b>2,259</b>	<b>374</b>	<b>1,885</b>				<b>2,259</b>						<b>2,259</b>
<b>Rehabilitation of Western Channel Dockwall</b>	<b>6,500</b>	<b>100</b>	<b>2,000</b>	<b>4,400</b>			<b>6,500</b>						<b>6,500</b>
<b>NYCC Window Glazing System &amp; Roof Maintenance</b>	<b>11,659</b>	<b>450</b>					<b>450</b>						<b>450</b>
<b>NYCC Replacing Building Drainage Piping</b>	<b>4,800</b>	<b>300</b>					<b>300</b>						<b>300</b>
<b>703 Don Mills Road Communication Svcs Rooms Relocation</b>	<b>6,000</b>	<b>100</b>					<b>100</b>						<b>100</b>
<b>703 Don Mills Road Resiliency</b>	<b>8,803</b>	<b>100</b>	<b>664</b>				<b>764</b>						<b>764</b>
<b>Address SOGR Backlog - Fire Services</b>	<b>4,000</b>	<b>1,900</b>	<b>800</b>				<b>2,700</b>						<b>2,700</b>
<b>Address SOGR Backlog - General</b>	<b>72,800</b>	<b>500</b>					<b>500</b>						<b>500</b>
Others		1,618					1,618						1,618
<b>Sub-Total</b>		<b>59,467</b>	<b>26,544</b>	<b>11,598</b>	<b>130</b>	<b>133</b>	<b>97,872</b>						<b>97,872</b>
<b>Service Improvements:</b>													
Union Station Revitalization	796,400	132,858	125,440	51,249			309,547						309,547
St. Lawrence Market North Redevelopment	91,458	17,438	46,831	22,115			86,384						86,384
CCOO Mgmt Reporting Initiative (BI)	2,145	940	905	210			2,055						2,055
Project Tracking Portal Implementation	1,812	1,346	265				1,611						1,611
Consolidation of PMMD Stores at 799 Islington Avenue	1,464	1,000					1,000						1,000
Toronto Strong Neighbourhoods Strategy	12,000	380					380						380
Corporate Facilities Refurbishment Program		2,133					2,133						2,133
CCTV Infrastructure Enhancement		1,544	1,000	1,000			3,544						3,544
<b>Emergency Generator for Fire Halls</b>	<b>12,500</b>	<b>500</b>	<b>3,000</b>				<b>3,500</b>						<b>3,500</b>
Others		2,476	550				3,026						3,026
<b>Sub-Total</b>		<b>160,615</b>	<b>177,991</b>	<b>74,574</b>			<b>413,180</b>						<b>413,180</b>
<b>Growth Related:</b>													
Westwood Theatre Lands	6,800	6,436					6,436						6,436
<b>Strategic Property Acquisitions</b>	<b>10,000</b>	<b>10,000</b>					<b>10,000</b>						<b>10,000</b>
Others		230					230						230
<b>Sub-Total</b>		<b>16,666</b>					<b>16,666</b>						<b>16,666</b>
<b>Total (including carry forward funding)</b>		<b>248,297</b>	<b>207,643</b>	<b>86,172</b>	<b>130</b>	<b>133</b>	<b>542,375</b>						<b>542,375</b>

The 2015 Recommended Capital Budget provides funding of \$248.297 million to:

Continue:

- Addressing unexpected and urgent facility capital repairs that arise during the year, fund the global security program to ensure facilities meet prescribed security standards, and replace diesel

generators with natural gas at various facilities including Scarborough Civic Centre, East York Community Centre, Toronto Archives, and the headquarters of Toronto Public Health located at 277 Victoria Street under the project category of Health and Safety (\$6.833 million).

- Implementing legislatively required capital repairs such as essential audits and retrofit work for barrier free access and environmental assessments and remediation including designated substances, annual surveys and sampling (\$4.716 million).
- Delivering State of Good Repair (SOGR) maintenance and rehabilitation projects at various City-owned facilities to reduce the outstanding backlog and ensure facilities are maintained in a state of good repair.
- The progress of ongoing Service Improvement projects, including the construction of a temporary market prior to the demolition of the existing *St. Lawrence Market North* and *Union Station Revitalization* (\$150.296 million).

Complete:

- The final phases of the *Old City Hall HVAC and Electrical Upgrades* as well as *Nathan Phillips Square Revitalization* (\$7.865 million).

Begin:

- Implementation of effective project management tools such as *Project Tracking Portal* and *Management Reporting Initiative* to improve time and milestone monitoring for capital projects, financial reporting and performance measures (\$2.286 million).
- Required mechanical and electrical work in order to meet the operational needs of the Purchasing and Material Management Division (PMMD) upon consolidating three other stores at 799 Islington Avenue (\$1.000 million).
- Partnering with Toronto Community Housing Corporation (TCHC) to renovate a basement facility at 90 Mornelle Court to build a community hub as part of the *Toronto Strong Neighbourhoods Strategy* (\$0.380 million).
- Implementing a multi-year, phased refurbishment of City-owned office space in order to achieve maximum space utilization by increasing space density and accommodate the ongoing and emerging consolidation and co-location needs of various City Programs (\$2.133 million).
- Replacing the City's CCTV infrastructure, including equipment, monitors and network requirements for video transmission (\$1.544 million).
- New SOGR projects such as City Hall Council Chamber HVAC; City Hall Elevators that provide access to the Council Chamber; replacement of drainage system, glazing window and roof maintenance for North York Civic Centre; relocation of communication rooms and building resiliency for facility located at 703 Don Mills Road additional investments to address critical SOGR needs for Toronto Fire Services and City-wide.
- New capital funds are available for FM&RE to perform feasibility and engineering study regarding the installation of emergency generators for all Fire Halls (\$0.500 million).
- Acquiring properties/land that are deemed strategically important and beneficial to the City of Toronto, developing the *Westwood Theatre Lands* and others (\$16.666 million).



## **Part III:**

Issues for Discussion

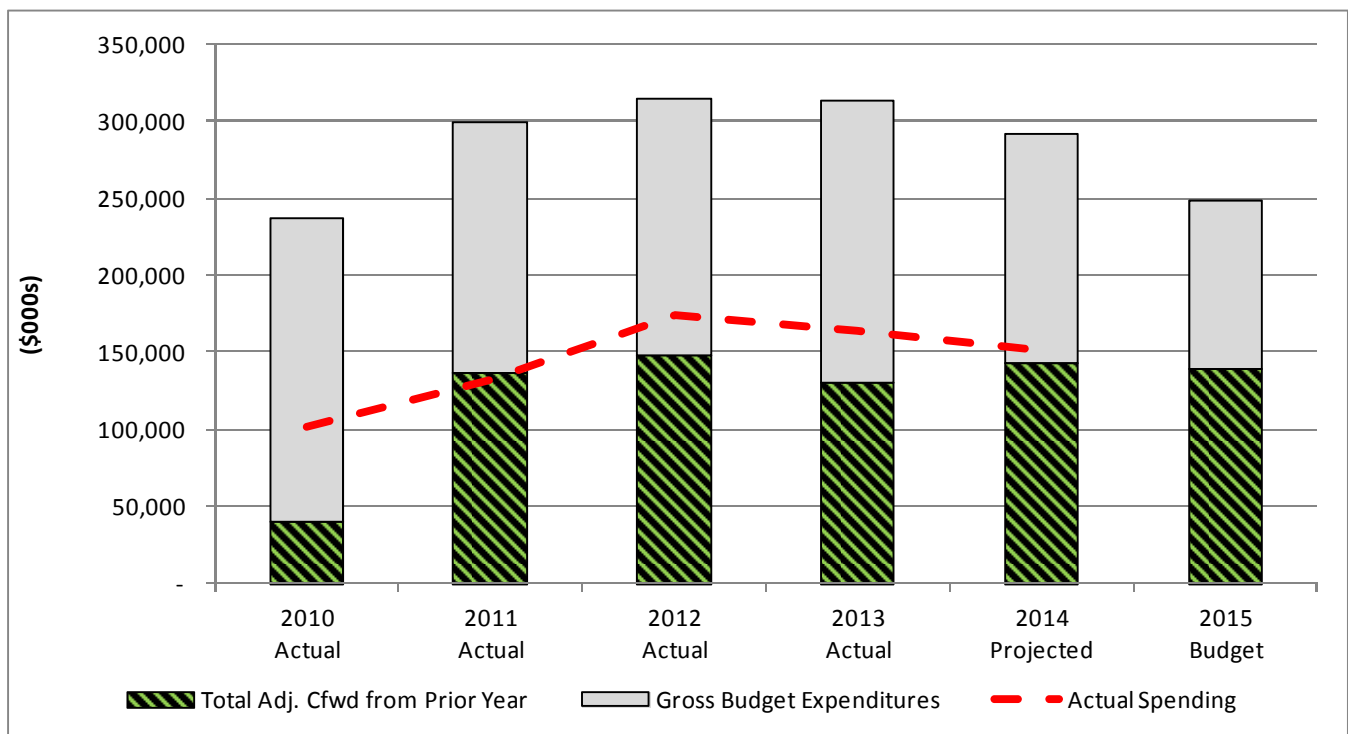
## Issues for Discussion

### Issues Impacting the 2015 Capital Budget

#### Program Capacity and Readiness to Proceed and Spend

Historical data suggests that Facilities Management and Real Estate (FM&RE) has been experiencing relatively low capital spending rate. The average annual spending rate over the past five years 2010 – 2014 is 50%, inclusive of large scale, multi-year major capital projects such as the Union Station Revitalization, St. Lawrence Market North Redevelopment, Nathan Phillips Square Revitalization, Old City Hall HVAC and Electrical Upgrades and Westwood Theatre Lands Redevelopment. The average spending rate for Facilities Management's SOGR program has been 58% over this period.

The following table illustrates FM&RE's rate of spending from 2010 to 2014:



### Capacity to Spend – Budget vs. Actual (In \$000s)

Category	2010			2011			2012			2013			2014 Projected			Spending Rate 5 Year Avg. %
	Approved Budget	Actual	Spending Rate %	Approved Budget	Actual	Spending Rate %	Approved Budget	Actual	Spending Rate %	Approved Budget	Actual	Spending Rate %	Approved Budget	Actual	Spending Rate %	
Health & Safety	4,556	2,640	58%	3,253	2,975	91%	4,058	1,311	32%	6,272	3,447	55%	5,758	4,552	79%	62%
Legislated	1,853	1,532	83%	987	801	81%	644	643	100%	1,299	1,001	77%	3,227	2,427	75%	80%
SOGR	53,363	34,165	64%	67,380	37,712	56%	72,526	36,338	50%	45,247	24,374	54%	47,310	32,492	69%	58%
Service Improvement	24,535	10,885	44%	26,375	5,145	20%	16,801	7,948	47%	30,055	12,737	42%	37,406	18,820	50%	41%
Growth Related	11,582	5,847	50%	21,434	8,175	38%	17,610	8,353	47%	8,034	567	7%	7,467	801	11%	36%
Union Station	139,759	46,081	33%	178,886	77,394	43%	201,920	119,907	59%	221,457	121,700	55%	190,016	92,415	49%	49%
<b>Total</b>	<b>235,647</b>	<b>101,150</b>	<b>43%</b>	<b>298,316</b>	<b>132,202</b>	<b>44%</b>	<b>313,560</b>	<b>174,498</b>	<b>56%</b>	<b>312,363</b>	<b>163,825</b>	<b>52%</b>	<b>291,185</b>	<b>151,508</b>	<b>52%</b>	<b>50%</b>

The historically low spend rate is due to the following key factors:

- Design and scope changes due to unplanned events such as found site conditions, required environmental assessments and remediation delays projects from progressing.
- The need to secure additional funding for project cost escalations which are subject to budget review and Council approval.
- Coordination with key stakeholders on all major capital projects to ensure public disruption, and scheduling conflicts are minimized while facilities remain active and open to the public.
- Limited resources in terms of staffing, contractors and professional trades in the construction industry within Greater Toronto Area. FM&RE is simultaneously competing for resources with the booming housing industry as well as the 2015 Pan Am Games.

During the 2015 Budget process, Facilities Management worked closely with Financial Planning Division to implement the following strategies in order to increase the spending rates of the Capital Program:

1. Alignment of Cash Flow Funding

A detailed review of the 2015 – 2024 Recommended Capital Budget and Plan has been conducted taking into consideration of the historical low spending rates of Program capital project delivery, capacity as well as the preliminary 2014 carry forward funding into 2015. Upon a detailed review, a total of \$122.777 million cash flow funding, as detailed in the table below, has been deferred from 2015 to future years for certain major construction, I&T-related and SOGR capital projects based on their spending rates, current project statuses, availability of resources including contractors, causes for delays and timing of resolution of issues. Cash flow funding in the 2015-2024 Recommended Capital Budget and Plan reflect readiness to proceed and more realistic timing for implementing these capital projects.

	Total Project Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015 - 2023
<b>Previously Approved</b>											
Toronto Strong Neighbourhoods Strategy	12,000	(2,620)			2,620						
St. Lawrence Market North Redevelopment	91,458	(23,365)	18,624	4,741							
Union Station Revitalization	796,400	(96,848)	53,598	43,250							
CCTV Infrastructure Enhancement	7,600	(676)	(324)	1,000							
Project Tracking Portal (PTP) Implementation	1,812	(266)	266								
CCOO Mgmt Reporting Initiative (MRI)	2,145	(905)	695	210							
Relocation of Communication Room at 703 Don Mills Road	3,601	(1,250)	(1,250)	2,500							
Replacement of Natural Gas Generators	1,744	1,744	(1,744)								
Other Miscellaneous SOGR Adjustments		1,409	2,300	(3,975)	(58)	(77)	381	6	(234)	(323)	(571)
<b>Total Previously Approved</b>		(122,777)	72,165	47,726	2,562	(77)	381	6	(234)	(323)	(571)

Reporting on the Status of Complex Multi-Year, Multi-Stage, Multi-Million Dollar Projects

At its meeting of October 24<sup>th</sup>, 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, and Multi-Million Project". The report recommended enhanced oversight and reporting to promote accountability and transparency for the project.

The action plan to implement the Auditor General's recommendations outlined is twofold:

- 1) Since 2014, the quarterly capital variance report includes 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.

- 2) Since 2013, detailed information has been provided in the Analyst Notes specifically on Union Station and other major capital projects including St. Lawrence Market North Redevelopment, Nathan Phillips Square Revitalization and Old City Hall HVAC and Electrical Upgrades.

The following detailed information is being presented on the above major capital projects in accordance with that directive:

### **Union Station Revitalization Project**

#### *Project Overview*

Union Station is the largest transportation hub in the country, handling 65 million passengers annually and expected to double by 2021. It is currently undergoing an entire redevelopment and revitalization in order to accommodate the increasing volumes and turn the landmark facility into a transportation, commercial and retail centre. This includes excavation for a new retail concourse level, construction of a new concourse for GO Transit, restoration of the VIA concourse and renovations to the West Wing and Centre Block. In addition, a new tunnel (Northwest Path) will be constructed that will link Union Station to the PATH system by extending northerly along York Street to Wellington Street West. Expected completion of this transformation is 2017.

#### *Project Status*

The Union Station Revitalization Project is now in its fourth year of a multi-year construction schedule. Despite numerous project challenges noted below, the project Station is expected to be substantially complete by the end of 2016, with Phase 2 of the North West Path expected to be complete by mid 2017 (the commencement of construction of Phase 2 of the NW PATH is currently on hold until after the Pan Am Games to minimize public disturbance). Significant progress has been made on the project in 2014 including considerable progress on one of the major project milestones, the York GO Concourse, with opening to the public expected in early Spring 2015. In 2014, the City also successfully switched over the existing services to the new electrical system and decommissioned the old units. Phase 1 of the North West Path is substantially complete and ready for interface with Union Station. 2014 also saw the moat stairs completed and will be open to the public upon completion of the York GO Concourse. Phases 2 and 3 of the project is expected to start by mid 2015.

#### *Project Challenges*

The project has experienced delays due to a number of factors, including found site conditions such as heritage, environmental elements including designated substances, and performance issues with the General Contractor/Construction Manager, the prime consultant, and other subcontractors. This has impacted progress on the York Concourse, the restoration of other interior areas, and installation of the new mechanical and electrical system.

Due to the challenges noted above, the project continues to experience financial pressure. While the City has received construction forecasts that are higher than the approved budget of \$796.4 million, the project team has responded with value engineering, constructability changes, challenging of tender results, retendering, minor scope adjustments and consideration for different construction methodologies. In addition, the City team has undertaken an internal assessment of the forecasts to evaluate the nature of the changes to the forecast and whether, in fact, the costs being forecast are attributable to the City. Staff will continue these activities into 2015.

*Financial Update*

Total project cost of \$796.4 million remains unchanged from the latest approved budget. Funding sources are outlined in the table below.

<b>Union Station Revitalization Funding Sources (\$ millions)</b>	
<b>Total Project Cost \$796.4 million</b>	
<b>External Funding Sources:</b>	
GO / Metrolinx	222.8
Transport Canada	133.0
Transport Canada – Transit Secure	6.5
VIA Rail	24.9
Other Stakeholders	2.4
<b>Total External Funding</b>	<b>389.7</b>
<b>Internal Funding Sources:</b>	
City Debt	168.0
Recoverable Debt	190.5
Reserves	45.0
Development Charges	0.43
Section 16 Agreements	2.75
<b>Total Internal Funding</b>	<b>406.7</b>
<b>Total Funding</b>	<b>796.4</b>

As at the end of 2014, it is estimated that \$486.644 million, or 61.1%, of the project budget has been spent. As a result of the challenges noted above, some cash flows have been deferred to 2017. Cash flow funding estimates included in the 2015-2024 Recommended Capital Budget and Plan have been updated to reflect the current cash flows expected for the remainder of the project, as outlined in the table below:

<b>Union Station Revitalization Project Budget &amp; Plan (\$ millions)</b>					
	<b>Estimated Life to Date (As of Dec 31, 2014)</b>	<b>2015 Budget*</b>	<b>2016 Plan</b>	<b>2017 Plan</b>	<b>Total</b>
<b>USRP Spending</b>	486.644	133.066	125.441	51.249	796.400

\* Includes a preliminary carry forward funding of \$97.764 million from 2014.

**St. Lawrence Market North (SLMN) Redevelopment Project**

*Project Overview*

This project requires demolishing the existing north building and replacing it with a multi-storey, multi-purpose facility housing a public market at ground level, compatible ancillary uses on a mezzanine overlooking the market hall, multi-levels of Provincial Offences Act traffic courts for Court Services, and three levels of public parking below grade for the Toronto Parking Authority.



*Project Status*

The design of the new permanent north building is nearing completion with the Bid Documents being finalized for the tender process. Cost monitoring to date indicate the building will be completed within the current approved budget of \$91.458 million.

The location of the new north building is currently undergoing an extensive archeological assessment. The assessment is expected to be complete by September 2015, at which point the construction contract for the new building will be tendered and awarded. Construction of the new building is expected to be completed by June 2017.

The temporary market construction contract was awarded in October 2014 and construction has commenced. The building is expected to be completed by March 2015, at which point further work on the existing north building site, including demolition, can proceed to allow for the final stages of the archeological assessment and to prepare the site for the construction of the new north market building.

*Project Challenges*

To date, the project has experienced a number of design changes driven by the consultant, the need to find budget efficiencies and change requests from clients and stakeholders. Additional time was required to settle these changes and make the appropriate updates to the design documents. Furthermore, delays were experienced in awarding the interim market contract, which has pushed construction of the interim market into early 2015.

The City's Archaeological Consultant has advised that given the rich history of market activity on the building site, there is a high likelihood of finding significant archeological remains. As a result, a complete four stage remediation process will need to take place resulting in additional project delays. It is estimated this process will have a six month impact on the project schedule, which has pushed the permanent building contract award to October 2015.

*Financial Update*

Total project cost of \$91.458 million remains unchanged from the latest approved budget. Funding sources are outlined in the Table 1 below.

<b>St. Lawrence Market North Redevelopment Funding Sources (\$ millions)</b>	
<b>Total Project Cost \$91.5 million</b>	
Recoverable Debt	39.7
Contribution from Toronto Parking Authority for Underground Garage	14.0
Capital Financing Reserve	15.0
Court Services Stabilization Reserve	4.4
Development Charges	5.0
Section 37/42/45	3.0
Debt Funding	10.4
<b>Total</b>	<b>91.5</b>

As at the end of 2014, it is estimated that \$5.073 million, or 5.5%, of the project budget has been spent. As a result of the challenges noted above, cash flows have been deferred to the middle of 2017. Cash flow funding included in the 2015-2024 Recommended Capital Budget and Plan has been updated to reflect the current cash flows expected for the remainder of the project, as outlined in the table below.

<b>St. Lawrence Market North Redevelopment Project Budget &amp; Plan (\$ millions)</b>					
	<b>Estimated Life to Date (As of Dec 31, 2014)</b>	<b>2015 Budget*</b>	<b>2016 Plan</b>	<b>2017 Plan</b>	<b>Total</b>
<b>SLMN Spending</b>	5.073	17.439	46.831	22.115	91.458

\*Includes a preliminary carry forward funding of \$10.171 from 2014.

### **Nathan Phillips Square Revitalization (NPSR) Project**

#### *Project Overview*

The Nathan Phillips Square Revitalization project includes: a new rooftop garden on the City Hall podium roof; a new public skate pavilion and concession building; a larger and enhanced Peace Garden at a new location in the western landscaped area of the Square; children's playground equipment replacement; a seasonal disappearing water fountain featuring jets in the centre of NPS; a new permanent theatre stage structure with a roof canopy; a redesigned landscape around the edges of the Square and west side; a variety of sustainable design achievements linked to Toronto's Green Standard; and upgrading the existing concrete block building at the corner of Queen and Bay Streets.

#### *Project Status*

Phases 1 and 2 of the revitalization project are substantially complete with all major elements finished. Major items associated with the first two phases include the City Hall Podium Green Roof, new skate pavilion and concession building, new theatre stage, relocation of the Peace Garden, and new water fountain. The contract for the final two phases was awarded in August 2013 and includes: landscaping along Queen and Bay street and upgrades to the Rabbit stairs leading to the underground parking garage at Queen and Bay. Work associated with Phases 3 and 4 will be substantially completed by the end of 2014, with only minor planting/landscaping and interior work on the Rabbit stairs to be finished by the spring of 2015. Finally, staff reported to GMC in January 2015 (GM1.3) on the elements of the NPSR project that have been removed from scope, but were part of the original design, mainly due to funding challenges. The link to this report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.GM1.3>

#### *Project Challenges*

The remaining work on the NPSR Project and related scheduling must be actively managed to minimize disruption and accommodate the various ongoing activities and events taking place at Nathan Phillips Square. The project has experienced a number of complications from unforeseen site conditions, such as having to replace and relocate an existing hydro chamber, structural/loading restrictions, site conditions related to soil depth, waterproofing, and unforeseen structural conditions related to the

Sheraton Bridge. In addition, the General Contractor for phases 3 and 4 have presented claims to the City for additional costs and time extensions, which are being actively managed by the project team.

#### *Financial Update*

Total project cost of \$60.395 million remains unchanged from the latest approved budget. Funding sources are outlined in the table below.

<b>Nathan Phillips Square Revitalization Funding Sources (\$ millions)</b>	
<b>Total Project Cost \$60.4 million</b>	
Debt funding	16.000
Contribution from Transportation Services (Bike Station)	1.200
Contribution from Toronto Parking Authority	2.536
Pan Am Games Funding	4.146
Reserve Funds – LARF & Capital Financing Reserves	27.013
Reserve Funds – Public Realm	9.500
<b>Total</b>	<b>60.395</b>

As of the end of 2014, it is estimated that \$56.641 million, or 94%, of the project budget has been spent. The remaining approved budget of \$3.754 million will be carried forward from 2014 to complete the work by mid 2015. There is no 2015 budget or future year impact. Final elements of the remaining scope were deferred to 2015 as a most of this work cannot be completed in the winter months (planting, landscaping), but will be finished prior to the Pan Am Games.

### **Old City Hall HVAC Project**

#### *Project Overview*

The Old City Hall HVAC project will replace new ventilation and air conditioning system throughout the building including associated new head-end equipment, Enwave 'Deep Lake' cooling infrastructure, and new ductwork, piping and air conditioning units, electrical service, ceilings and shafts, lighting, power requirements, and plaster ceiling stabilization/consolidation.

#### *Project Status*

The implementation of the Old City Hall HVAC Project is being phased to accommodate the tenants and ensure no disruption of their operations. The project is scheduled to be completed by August 2015, within budget. To date, construction in the attic, basement, south west and northwest quadrant of the facility are complete. Remaining work in the north east and main lobby area will continue into 2015.

#### *Project Challenges*

The accommodation of existing uses and tenants within the facility required revisions to sequencing and scheduling over the life of the project. The City is in receipt of a claim from the Contractor due to sequence work and a request for time extension. The City is in the process of reviewing the claim and intends to manage and negotiate the claim within the current contract and overall budget.

*Financial Update*

The project will be completed within the approved budget of \$36.899 million, which is fully funded through City debt.

As at the end of 2014, life to date spending is estimated to be \$32.788 million. The remaining \$4.111 million to be spent in 2015 is comprised of \$2.964 million included in the 2015 budget and \$1.147 million in 2014 carry forward.

**Issues Impacting the 10-Year Capital Plan***Accessibility for Ontarians with Disabilities Act (AODA) Compliance*

At its meeting of August 9, 2009, City Council endorsed the commitments and supported the goals of the *Accessibility for Ontarians with Disabilities Act (AODA)* compliance, and will establish policies, practices and procedures which are consistent with the accessibility standards established under the AODA, including (1) Accessible Customer Service, (2) Information and Communication, (3) Employment, (4) Transportation and (5) the Built Environment which requires that all the City of Toronto properties become AODA compliant by 2025, regardless of whether the building is new or major renovation is planned.

The City of Toronto's Multi-Year Accessibility Plan covers the period from 2012-2016, and includes strategies for meeting accessibility requirements for the 4 Standards that were in place by 2011 plus a 5th Standard, the Built Environment, which has been implemented partially in 2 separate parts as noted below. The 5th Standard will have the greatest impact on Facilities Management given the City's commitment to AODA compliance by 2025 for all of its buildings and properties. The Standard consists of:

**a. Design of Public Spaces**

This Part came into force December 2012, and addresses accessibility within public areas generally outside the property line, including sidewalks, roads, and other public areas.

**b. Building Code Accessibility Requirements**

This Part is implemented partially in an amendment to the 2012 edition of the Ontario Building Code (OBC) that came into force on January 1, 2014. The amendment includes many (but not all) requirements of the AODA, Built Environment, Building Code Accessibility Requirements, and will come into force on January 1, 2015. The regulations apply to all new buildings and major renovations as defined in the OBC. Examples include renovations involving substantially removing or installing walls, floors, and roof assemblies, or major changes in use or occupancy load.

Facilities Management staff and all design consultants will be directed to prepare ALL future projects in accordance with the OBC and all amendments, including any additional requirements that may be contained in the AODA, Built Environment Standard, City of Toronto Accessibility Guidelines, and other regulations that may apply to the building type or occupancy.

The 2015 Recommended Capital Budget includes a barrier-free work plan of approximately \$1.0 million. This amount is used for the following:

- Accessibility Audits for FDC and client Divisions properties.
- Feasibility Studies to determine options for retrofit work and estimated costs at selected facilities.
- Design and implementation of retrofit accessibility upgrades to achieve compliance with accessibility requirements as noted above.

The work plan, as noted above, is generally not intended to include the cost of accessibility work of new buildings and major renovations where compliance with the above listed and other relevant documents would be required as part of an overall complete design.

Facilities Management staff are working on plans to fully implement the AODA Built Environment standard in accordance with City goals. This includes, amongst other things, the development of a 12 year plan inclusive of funding and resource requirements as well as prioritization of work across the portfolio of facilities that FM maintains. Facilities Management will continue to refine these plans and bring a proposal forward through the 2016 Budget Process that will allow for the implementation of these plans, which will include funding and resource requirements.

## Issues Referring to the 2015 Capital Budget Process

### *Rehabilitation of Western Channel Dockwall*

- City Council, at its meeting of May 6, 2014, requested the Government of Canada and the Province of Ontario contribute \$1.500 million each towards the project based on the assumption of the cost sharing agreement and directed Facilities Management to establish a capital project in the Program's Capital Plan for consideration as part of the 2015 Budget process.
- The total project cost is estimated to be \$6.5 million. Staff are proposing that the rehabilitation costs be funded between the Government of Canada, the Province of Ontario, the City of Toronto (Toronto Port Lands Company) and the Toronto Port Authority. Staff have confirmed that TPLC is able to fund the City's 3.0 million contribution towards the dockwall rehabilitation for their 2014 and 2015 budget years.
- Construction will only occur once all funds are received from the Federal Government, Province, and other partners. Should any funding become unavailable, the project scope and City's funding sources will be reassessed, and proposals which include other City-financed priorities and needs will be brought forward to Council in a future budget process.

### *Strategic Property Acquisitions*

- City Council, at its meeting of August 25, 2014, authorized funding from the Land Acquisition Reserve Fund (LARF) in the amount of 15% of the uncommitted balance in the LARF as an approved budget for the acquisition of property that is determined to be strategically important to the City of Toronto.
- The 2015 Recommended Capital Budget for Real Estate includes a cash flow funding of \$10.000 million, funded by LARF, for this strategic initiative recently approved by Council to allow the City to

take advantage of opportunities to acquire property and/or land that could benefit the City of Toronto when they become available on the market.

- City Council also directed the Chief Corporate Officer to report back to Committees and Council on all properties acquired pursuant to this strategic property acquisitions framework as part of the regular semi-annual reporting on real estate transactions.
- Funds available for acquisition for strategic properties will place the City of Toronto in a better position to achieve both long and short term objectives by:
  - Providing flexibility to purchase property that serves municipal priorities under circumstances which could not be foreseen at the time of annual budget process, without missing opportunities.
  - Reducing overall costs associated with real estate acquisitions.
  - Reducing the number of expropriations and related compensation costs.
  - Enabling the City to proactively pursue property that becomes available and respond to favourable opportunities in the marketplace, including foreclosures and powers of sale.



# **Appendices**

## Appendix 1

### 2014 Performance

#### 2014 Key Accomplishments

In 2014, Facilities Management and Real Estate made significant progress on major capital projects, such as:

##### *Union Station Revitalization Project*

- ✓ Significant progress on the GO York Concourse with opening to the public expected in early 2015.
- ✓ Successfully switched over existing services to the new electrical system and decommissioned the old units.
- ✓ Reached substantial completion of phase 1 of the NW PATH connection.
- ✓ Moat stairs completed and to be opened to the public upon completion of the GO.

##### *Nathan Phillips Square Revitalization Project*

- ✓ Significant progress made on the landscaping along Queen St.
- ✓ The final phase of the project is nearing completion with only minor planting and close out of contracts outstanding by the end of the year.

##### *St. Lawrence Market North Development*

- ✓ Design of the permanent building has been finalized and initial submission for building permit has been made.
- ✓ Archeological assessment of the permanent building site location is underway.
- ✓ Construction of the interim market has begun.

Within its core state of good repair (SOGR) program, the Program was able to address critical SOGR, environmental and safety issues at various City facilities. Specific achievements include:

- ✓ Completion of 85 building condition assessments to determine the current condition of facilities, critical needs and core SOGR needs over the next 20 years.
- ✓ Implementation of BAS systems at NYCC and various floors at Metro Hall.
- ✓ Completion of fire alarm system replacement at 277 Victoria Street.
- ✓ Improvements to the AV systems in committee rooms and the Council Chambers.
- ✓ Enhancements to access control systems at various facilities across the City, improving the security of these locations.
- ✓ Critical work at EMS, Fire and Toronto Police locations ensuring the facilities remain operational.
- ✓ Annual environmental programs and inspections, as well as on-demand services at Civic Centres, Children Services, Public Health, Social Services, and other locations across the City.



## 2014 Financial Performance

**Table 9**  
**2014 Budget Variance Analysis (In \$000's)**

2014 Approved	As of Sept. 30, 2014		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
291,185	80,956	27.8%	151,508	52.0%	139,677	48.0%

\*Based on the Third Quarter Variance Report

## 2014 Experience

**Facilities Management and Real Estate (FM&RE)** incurred expenditures of \$80.958 million or 27.8% of its 2014 Approved Capital Budget of \$291.185 million for the period ended September 30, 2014; and is projecting expenditures to be \$151.508 million or 52.0% by year-end.

- *State of Good Repair (SOGR)* capital projects of varying size had expenditures of \$9.982 million or 24.1% of the 2014 approved cash flow of \$41.378 million as of September 30, 2014. A number of new SOGR sub-projects are currently in the procurement phase for either design or construction work. 85 SOGR projects are on track towards completion in 2014 which will address numerous backlog issues across the portfolio of facilities. Overall, it is estimated that \$27.977 million or 67.6% of the 2014 approved cash flow will be spent in 2014.

The projected year-end under-spending across the entire program is largely attributable to the following major capital projects:

- The *Union Station Revitalization (USR)* project's capital expenditures totaled \$58.260 million or 30.7% of the 2014 approved cash flow of \$190.016 million as of September 30, 2014. Phase 1 of the project experienced delays mainly due to found site conditions such as heritage and environmental elements including designated substances and the need for coordination amongst stakeholders and other projects in the precinct. This has impacted progress on the York Concourse, the restoration of other interior areas and heritage lighting, the installations of new mechanical and electrical (M&E) systems, and the lower level retail area to be completed as part of the Phase 1. These delays have impacted the timelines for Phases 2 and 3, which will not commence until 2015. Phase 1 of NW PATH project has made significant progress with expected completion by the end of 2014. Final design will also be completed for Phase 2 (up York Street from Front Street to Wellington Street) in late 2014 and construction will begin in the later part of 2015 following the Pan Am Games. As a result, the projected spending to year-end is lower than planned since the original timelines accounted for Phase 2 commencing in 2014. As a result, spending for the USR project is forecasted to be \$92.415 million or 48.6% of the 2014 approved cash flow in 2014.
- The *St. Lawrence Market North (SLMN) Redevelopment* project's capital expenditures totaled \$1.260 million or 9.9% of the 2014 approved cash flow of \$12.671 million. The original completion timeline was revised during 2013 and early 2014 due to the need for design changes and the need to secure additional funding to account for increased project costs based on the latest estimates received from consultants. The project experienced additional delays working through design changes requested by stakeholders and issue reconciliation with the consultant to align the design with the revised approved budget. Minor delays were also experienced in obtaining approval to award the contract for the construction of the temporary market. The temporary market was

originally expected to be completed in 2014, but now has a revised completion date of early 2015. These delays have pushed out project timelines and spending, with the expected completion date revised to 2017. As a result, it is estimated that only \$1.866 million or 14.7% of the 2014 approved cash flow will be spent in 2014 mainly to finalize documentation to prepare for the tender of the new market and initial costs related to the construction of the temporary market.

- The *Nathan Phillips Square Revitalization (NPSR)* project's capital expenditures totaled \$4.393 million of the 2014 approved cash flow of \$13.254 million. The NPSR project experienced delays due to a change in contractors and the need to re-tender the scope of work for the remaining Phases 3 and 4 of the project under a revised contract structure. In addition, the extreme winter weather conditions during 2014 Q1 limited the ability to proceed with construction. As a result, it is estimated that \$10.7 million or 80.7% of the 2014 approved cash flow will be spent in 2014. The contract for Phases 3 and 4 of the project includes the relocation of the Peace Garden, landscaping work along the southern and western edges and upgrading the building at Queen and Bay. Work is currently progressing on the Rabbit stairs and landscaping along Queen, Bay and the western edge of the Square, and will continue in 2015, including commissioning and fit-out work for the elevator at the Rabbit stairs, outdoor planting and closing out of the remaining contracts. All capital work is expected to be completed by April 2015.
- The *Westwood Theatre Lands* project has not incurred any capital expenditures against the 2014 approved cash flow of \$6.436 million. The demolition of the theatre building, front-end geotechnical work, environmental testing for the Westwood Theatre Lands was completed in 2013. During 2014, staff were working with Transportation Services and Build Toronto to explore future development options in conjunction with the Six Points Interchange Reconstruction. It is anticipated that the \$6.436 million will be utilized for the acquisition of three parcels of land and necessary easements to facilitate the reconfiguration of the Six Points Interchange as part of the redevelopment of the Westwood Theatre Lands during 2015.
- The *Old City Hall HVAC and Electric Upgrades* project's capital expenditures totaled \$3.470 million representing 58.5% of the 2014 approved cash flow of \$5.932 million. The heating, ventilation and air-conditioning (HVAC) upgrades, and infrastructure work in the attic, basement and tenant areas at Old City Hall have been progressing. Current forecasts indicate that the remaining work of the final phases is expected to be fully completed in summer 2015. It is estimated that \$4.514 million or 76.1% will be spent in 2014. The projected under expenditures are due to lower than expected monthly billings from the contractor as a result of ongoing negotiations over claims related to time delays which will be settled upon completion of the project in 2015. Overall, the project remains within the Council approved project cost of \$36.9 million.

### **Impact of the 2014 Capital Variance on the 2015 Recommended Budget**

- As a result of the delays in the capital projects, as noted above, funding of \$138.182 million is being carried forward to the 2015 Recommended Capital Budget to continue the capital work.
- A detailed review of the 2015 – 2024 Capital Budget and Plan has been conducted and the necessary adjustments has been made to the timing of cash flow funding for unique and major capital projects such as Union Station Revitalization and St. Lawrence Market North Redevelopment which are the major contributors to annual under expenditures. By deferring the

cash flow funding to future years, the 2015 Recommended Capital Budget reflects readiness to proceed and will lead to a higher rate of spending.

Appendix 2

**Table 10**  
**2015 Rec'd Capital Budget; 2016 to 2024 Rec'd Capital Plan (\$000s)**

Project	Total Project Cost	2015	2016	2017	2018	2019	2015 - 2019	2020	2021	2022	2023	2024	2015 - 2024 Total
• Special Corporate Projects													
• CCOO Mgmt Reporting Initiative (BI)	1,545	940	905	210			2,055						2,055
• Project Tracking Portal Implementation	1,812	1,346	265				1,611						1,611
• Westwood	6,800	6,436					6,436						6,436
• Toronto Strong Neighbourhoods Strategy	12,000	380	3,000	3,000	5,620		12,000						12,000
• Others		1,985	160				2,145						2,145
• Environmental		1,566	1,465	1,797	1,533	1,573	7,934	1,479	1,518	1,908	4,060	4,060	20,959
• Barrier Free/Equity		987					987						987
• Re-roofing		2,000	671	1,326	505	1,190	5,692	905	1,754	3,723	5,534	3,803	21,411
• Structural/Building Envelope		13,724	18,942	16,597	16,143	16,641	82,047	15,993	14,315	10,383	15,713	17,474	155,925
• Mechanical and Electrical		27,484	15,777	17,003	17,436	15,917	93,617	11,068	10,991	15,591	15,536	14,365	161,168
• Sitework		1,604	347	569	738	4,018	7,276	5,070	6,195	1,849	2,690	4,464	27,544
• Renovations		7,251	6,061	2,241	5,183	1,974	22,710	5,991	5,604	5,043	4,612	4,207	48,167
• Emergency Capital Repairs		3,184	2,826	3,054	2,548	3,229	14,841	2,487	2,332	3,968	3,244	3,759	30,631
• Corporate Facilities Refurbishment Program		2,133	1,000	1,000	800		4,933						4,933
• Yards Consolidation Study		540				309	849	2,000	190				3,039
• Security		3,819	2,800	1,850	850	850	10,169	850	850	850	850	850	14,419
<b>Major Capital Projects:</b>													
• St. Lawrence Market North Redevelopment	91,458	17,438	46,831	22,115			86,384						86,384
• Old City Hall Revitalization	36,899	4,111					4,111						4,111
• Nathan Phillips Square Revitalization	60,395	3,754					3,754						3,754
• Union Station Revitalization	796,400	133,066	125,440	51,249			309,755						309,755
<b>2015 New Projects:</b>													
• Rehabilitation of Western Channel Dockwall	6,500	100	2,000	4,400			6,500						6,500
• Emergency Generators for Fire Halls	12,500	500	3,000	3,000	3,000	3,000	12,500						12,500
• City Hall Council Chamber HVAC	2,010	225	1,785				2,010						2,010
• City Hall Elevators 15, 16, & 17	2,259	374	1,885				2,259						2,259
• NYCC Window Glazing System & Roof Maintenance	11,659	450	3,737	3,736	3,736		11,659						11,659
• NYCC Replacing Building Drainage Piping	4,800	300	1,500	1,500	1,500		4,800						4,800
• 703 Don Mills Rd Communication Services Rooms Relocation	6,000	100	2,900	3,000			6,000						6,000
• 703 Don Mills Rd Resiliency	8,803	100	664	4,023	4,016		8,803						8,803
• Access Controls for Toronto Fire Services Facilities	200		200				200						200
• Address Critical SOGR Backlog for Fire Services	4,000	1,900	900	1,200			4,000						4,000
• Address SOGR Backlog	72,800	500	2,000	2,000	2,000	5,000	11,500	5,000	9,000	9,000	19,000	19,300	72,800
• Strategic Property Acquisitions	10,000	10,000					10,000						10,000
<b>Total (including carry forward funding)</b>		<b>248,297</b>	<b>247,061</b>	<b>144,870</b>	<b>65,608</b>	<b>53,701</b>	<b>759,537</b>	<b>50,843</b>	<b>52,749</b>	<b>52,315</b>	<b>71,239</b>	<b>72,282</b>	<b>1,058,965</b>

## Appendix 3

### 2015 Rec'd Capital Budget; 2016 to 2024 Rec'd 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													
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<b>FAC906179 Special Corporate Projects</b>																									
99	42	Facilities Preventive Maintenance System - Phase 2	CW	S2	04	570	0	0	0	0	570	0	570	0	0	0	0	0	0	0	0	570	0	570	
100	49	COO Business Intelligence Tool (MRI)	CW	S2	04	89	905	210	0	0	1,204	0	1,204	0	0	0	0	0	0	0	0	1,204	0	1,204	
101	51	PTP Implementation	CW	S2	04	740	265	0	0	0	1,005	0	1,005	0	0	0	0	0	0	0	0	1,005	0	1,005	
115	52	Request for Service Web System - Version 2	CW	S4	04	80	160	0	0	0	240	0	240	0	0	0	0	0	0	0	0	240	0	240	
114	53	Contractor Status Update Application - Phase II	CW	S4	04	170	0	0	0	0	170	0	170	0	0	0	0	0	0	0	0	170	0	170	
Sub-total						1,649	1,330	210	0	0	3,189	0	3,189	0	0	0	0	0	0	0	0	0	3,189	0	3,189
<b>FAC906391 Environmental</b>																									
500	30	Designated Substance&Environmental Work	CW	S6	02	0	0	1,095	0	0	1,095	0	1,095	0	0	0	0	0	0	0	0	1,095	0	1,095	
500	31	Designated Substance&Environmental Work	CW	S6	02	0	0	0	1,124	0	1,124	0	1,124	0	0	0	0	0	0	0	0	1,124	0	1,124	
500	32	Designated Substance&Environmental Work	CW	S6	02	0	0	0	0	1,154	1,154	0	1,154	0	0	0	0	0	0	0	0	1,154	0	1,154	
500	33	Designated Substance&Environmental Work	CW	S6	02	0	0	0	0	0	1,185	1,185	0	0	0	0	0	0	0	0	0	1,185	0	1,185	
500	36	Designated Substance&Environmental Work	CW	S6	02	0	0	0	0	0	1,216	1,216	0	0	0	0	0	0	0	0	0	1,216	0	1,216	
500	37	Designated Substance&Environmental Work	CW	S6	02	0	0	0	0	0	1,248	1,248	0	0	0	0	0	0	0	0	0	1,248	0	1,248	
49	38	Emergency Environmental Remediation	CW	S2	02	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	0	150	0	150	
58	39	Emergency Environmental Remediation	CW	S4	02	257	0	0	0	0	257	0	257	0	0	0	0	0	0	0	0	257	0	257	
500	40	Emergency Environmental Remediation	CW	S6	02	0	264	0	0	0	264	0	264	0	0	0	0	0	0	0	0	264	0	264	
500	41	Emergency Environmental Remediation	CW	S6	02	0	0	271	0	0	271	0	271	0	0	0	0	0	0	0	0	271	0	271	
500	42	Emergency Environmental Remediation	CW	S6	02	0	0	0	279	0	279	0	279	0	0	0	0	0	0	0	0	279	0	279	
500	43	Emergency Environmental Remediation	CW	S6	02	0	0	0	0	286	286	0	286	0	0	0	0	0	0	0	0	286	0	286	
500	44	Emergency Environmental Remediation	CW	S6	02	0	0	0	0	0	294	294	0	0	0	0	0	0	0	0	0	294	0	294	
500	45	Emergency Environmental Remediation	CW	S6	02	0	0	0	0	0	302	302	0	0	0	0	0	0	0	0	0	302	0	302	
500	46	Emergency Environmental Remediation	CW	S6	02	0	0	0	0	0	310	310	0	0	0	0	0	0	0	0	0	310	0	310	
55	47	Designated Substance&Environmental Work	CW	S4	02	1,039	300	0	0	0	1,339	0	1,339	0	0	0	0	0	0	0	0	1,339	0	1,339	
500	48	Designated Substance&Environmental Work	CW	S6	02	0	778	304	0	0	1,082	0	1,082	0	0	0	0	0	0	0	0	1,082	0	1,082	

**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															
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable	Total Financing				
<b>FAC906391 Environmental</b>																											
82	49	150 Borough-Asbestos Remediation in Atrium Areas	38	S4	03	120	123	127	130	133	633	0	633	0	0	0	0	0	0	0	0	0	0	0	633	0	633
500	50	150 Borough-Asbestos in Atrium Ceiling	38	S6	03	0	0	0	0	0	0	5,350	5,350	0	0	0	0	0	0	0	0	0	0	0	5,350	0	5,350
500	51	Var Locs-Emergency Environmental Remediation &	CW	S6	02	0	0	0	0	0	0	310	310	0	0	0	0	0	0	0	0	0	0	310	0	310	
500	52	Var Locs-Emergency Environmental Remediation &	CW	S6	02	0	0	0	0	0	0	310	310	0	0	0	0	0	0	0	0	0	0	310	0	310	
500	53	Var Locs-Designated Substance and Environmental An	CW	S6	02	0	0	0	0	0	0	1,250	1,250	0	0	0	0	0	0	0	0	0	0	1,250	0	1,250	
500	54	Var Locs-Designated Substance and Environmental An	CW	S6	02	0	0	0	0	0	0	1,250	1,250	0	0	0	0	0	0	0	0	0	0	1,250	0	1,250	
Sub-total						1,566	1,465	1,797	1,533	1,573	7,934	13,025	20,959	0	0	0	0	0	0	0	0	0	0	20,959	0	20,959	
<b>FAC906392 Barrier Free/Equity</b>																											
59	19	Barrier Free Essential Audits & Retrofits	CW	S4	02	987	0	0	0	0	987	0	987	0	0	0	0	0	0	0	0	0	0	0	987	0	987
Sub-total						987	0	0	0	0	987	0	987	0	0	0	0	0	0	0	0	0	0	0	987	0	987
<b>FAC906393 Re-roofing</b>																											
32	3	20 Beffort-Replace Roofing Systems	09	S2	03	152	0	0	0	0	152	0	152	0	0	0	0	0	0	0	0	0	0	152	0	152	
500	12	2900 Lawrence Ave E - Main Roof Replace & DHW	38	S6	03	0	0	0	0	0	0	189	189	95	0	0	0	0	0	0	0	0	0	94	0	189	
500	15	627 Queens Quay W-Replacement Of Roofing Systems	20	S6	03	0	0	0	0	6	6	117	123	0	0	0	0	0	0	0	0	0	0	123	0	123	
11	16	89 Northline-Rpl Roof Section	31	S2	03	171	0	0	0	0	171	0	171	0	0	0	0	0	0	0	0	0	0	171	0	171	
500	22	86 Blake-Rpl of Roof / F Alarm / Pavment	30	S6	03	0	0	0	0	0	0	542	542	0	0	0	0	0	0	0	0	0	0	542	0	542	
500	38	3325 Warden Ave-Replace Roofing Systems	39	S6	03	0	0	0	0	7	7	133	140	0	0	0	0	0	0	0	0	0	0	140	0	140	
44	43	475 Dundas St. E-Repl of Flat Roof	28	S2	03	221	0	0	0	0	221	0	221	0	0	0	0	0	0	0	0	0	0	221	0	221	
500	44	320 Bering-Rpl Rooftop Unit	05	S6	03	0	0	0	0	0	0	105	105	0	0	0	0	0	0	0	0	0	0	105	0	105	
500	47	100 Queen-Rpr/Rpl columns&expnsion joints	27	S6	03	0	0	0	0	0	0	1,466	1,466	0	0	0	0	0	0	0	0	0	0	1,466	0	1,466	
39	59	37 Lapsley-Replace roofing systems	42	S2	03	210	0	0	0	0	210	0	210	0	0	0	0	0	0	0	0	0	0	210	0	210	
46	66	40 Coronation-Roofing Systems	43	S2	03	215	0	0	0	0	215	0	215	0	0	0	0	0	0	0	0	0	0	215	0	215	
500	67	4560 Sheppard Ave E-Repl Roofing Systems	41	S6	03	0	0	7	121	0	128	0	128	0	0	0	0	0	0	0	0	0	0	128	0	128	
40	69	740 Markham-Re-roofing	38	S2	03	181	0	0	0	0	181	0	181	0	0	0	0	0	0	0	0	0	0	181	0	181	

**CITY OF TORONTO**

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

Facilities Management and Real Estate							Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By										
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>FAC906393</u>	<u>Re-roofing</u>																						
500 70	821 Progress Ave - various SOGR	38	S6	03	0	0	0	0	0	0	430	430	0	0	0	0	0	0	0	0	430	0	430
5 71	18 Dyas-Replacement of Warehouse Roof and Parking	34	S2	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100
500 89	2 Civic Centre-Replacement Of Roofing	03	S6	03	0	0	0	0	0	0	527	527	0	0	0	0	0	0	0	0	527	0	527
500 91	1115 Caledonia Rd-Roof Replacement	15	S6	03	0	0	0	0	0	0	4	4	2	0	0	0	0	0	0	0	2	0	4
500 94	16 Montgomery Ave-RPL Roof	16	S6	03	0	6	128	0	0	134	0	134	0	0	0	0	0	0	0	0	134	0	134
500 95	100 Queen-Sub-Bsmt Reno, roof membrane	27	S6	03	0	0	0	0	0	0	2,390	2,390	0	0	0	0	0	0	0	0	2,390	0	2,390
500 96	91 Front E- Rpl of Roof / Interior Stairs	28	S6	03	0	0	0	0	0	0	78	78	0	0	0	0	0	0	0	0	78	0	78
500 97	390 The West Mall-Roof Replacement	03	S6	03	0	0	25	298	0	323	0	323	0	0	0	0	0	0	0	0	323	0	323
500 102	1115 Queen St. West-Replace asphalt shingles	18	S6	03	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	9	0	9
500 103	135 Davenport Rd - Roof Repllt & Various Projects	27	S6	03	0	0	0	0	0	0	100	100	50	0	0	0	0	0	0	0	50	0	100
500 104	1401 CASTLEFIELD-Modified Bitumen Roof Replacement	15	S6	03	0	0	0	0	16	16	93	109	0	0	0	0	0	0	0	0	109	0	109
500 105	2050 JANE-Pavement & Roofing	12	S6	03	0	0	0	0	0	0	1,950	1,950	0	0	0	0	0	0	0	0	1,950	0	1,950
500 106	2050 JANE-Re-roofing & Ceiling	12	S6	03	0	0	0	0	0	0	1,397	1,397	0	0	0	0	0	0	0	0	1,397	0	1,397
500 107	251 ESTHER SHINER BLVD-Main roof replacement	24	S6	03	0	0	0	8	269	277	0	277	0	0	0	0	0	0	0	0	277	0	277
500 108	251 ESTHER SHINER BLVD-Main roof replacement	24	S6	03	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	7	0	7
500 109	259 QUEENS QUAY-Mech SOGR Projects	20	S6	03	0	41	528	0	0	569	0	569	0	0	0	0	0	0	0	0	569	0	569
500 110	3 DOHME AVE-Roof membrane replacement	31	S6	03	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	7	0	7
500 111	30 Northline Rd-Built Up Roof Replacement	31	S6	03	0	3	130	0	0	133	0	133	0	0	0	0	0	0	0	0	133	0	133
500 112	301 Broadview Ave - Various Projects	30	S6	03	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	5	0	5
500 113	320 BERING AVE-Main roof replacement	05	S6	03	0	0	0	0	8	8	275	283	0	0	0	0	0	0	0	0	283	0	283
500 114	330 BERING AVE-Main roof replacement	05	S6	03	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	9	0	9
500 115	40 Rathnelly Ave-Replace asphalt shingles	22	S6	03	0	0	0	0	0	0	13	13	0	0	0	0	0	0	0	0	13	0	13
500 116	433 EASTERN AVE-Metal Panel Roof Replacement	30	S6	03	0	0	0	0	0	0	1,244	1,244	0	0	0	0	0	0	0	0	1,244	0	1,244
500 117	433 EASTERN AVE-Metal Panel Roof Replacement	30	S6	03	0	0	0	0	0	0	1,212	1,212	0	0	0	0	0	0	0	0	1,212	0	1,212



**CITY OF TORONTO****Gross Expenditures (\$000's)  
Appendix 3****Facilities Management and Real Estate**

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													
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable	Total Financing		
<b><u>FAC906393 Re-roofing</u></b>																									
500	118	4331 LAWRENCE-Flashing Repairs Additional Cooling	44	S6	03	0	16	126	0	0	142	0	142	0	0	0	0	0	0	0	0	142	0	142	
500	119	49 Toryork Drive-Main Roof Replacement	07	S6	03	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	7	0	7	
500	120	61 Toryork Drive-Build-Up Roof Replacement	07	S6	03	0	0	0	55	633	688	0	688	0	0	0	0	0	0	0	0	688	0	688	
500	121	891 Morningside Ave-Roof Replacement	44	S6	03	0	0	0	0	7	7	117	124	0	0	0	0	0	0	0	0	124	0	124	
500	122	891 Morningside Inverted Built Up Roof Replacement	44	S6	03	0	0	0	23	240	263	0	263	0	0	0	0	0	0	0	0	263	0	263	
500	123	891 Morningside Ave-Wood Roof Framing Rehabilitat	44	S6	03	0	10	88	0	0	98	0	98	0	0	0	0	0	0	0	0	98	0	98	
500	124	891 Morningside Ave-Main roof replacement	44	S6	03	0	0	0	0	0	0	28	28	0	0	0	0	0	0	0	0	28	0	28	
500	125	891 Morningside Ave--Roof Replacement	44	S6	03	0	0	0	0	4	4	37	41	0	0	0	0	0	0	0	0	41	0	41	
500	126	95 Lavinia-Rpl Flat Roof	13	S6	03	0	11	294	0	0	305	0	305	0	0	0	0	0	0	0	0	305	0	305	
500	127	97 Main St - Various Projects	32	S6	03	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	11	0	11	
63	128	14 Dyas-Repair Lower Roof	34	S4	03	6	125	0	0	0	131	0	131	0	0	0	0	0	0	0	0	131	0	131	
76	129	75 Eglinton W-Rpl Flat Roofing	22	S4	03	25	302	0	0	0	327	0	327	0	0	0	0	0	0	0	0	327	0	327	
77	130	97 Main-Rep of EPDM Roof Membrane of Upper roof	32	S4	03	5	157	0	0	0	162	0	162	0	0	0	0	0	0	0	0	163	0	163	
500	131	843 Eastern-Roof replacement	32	S6	03	0	0	0	0	0	0	3,217	3,217	0	0	0	0	0	0	0	0	3,217	0	3,217	
Sub-total						1,286	671	1,326	505	1,190	4,978	15,719	20,697	147	0	0	0	0	0	0	0	0	20,551	0	20,698
<b><u>FAC906394 Structural/Building Envelope</u></b>																									
500	3	1050 Ellesmere (C)-Rpl OH drs,Rsrp aplt	37	S6	03	0	0	0	0	0	0	1,779	1,779	0	0	0	0	0	0	0	0	1,779	0	1,779	
500	10	16 Ossington-Rpl Windows	19	S6	03	0	0	0	10	111	121	0	121	0	0	0	0	0	0	0	0	121	0	121	
500	11	97 Main -Repl Vertical Hung Windows	32	S6	03	0	0	0	0	0	0	285	285	0	0	0	0	0	0	0	0	285	0	285	
500	15	3 Lunness Road-Rpl of Windows-Ground Flr	06	S6	03	0	0	0	0	6	6	76	82	0	0	0	0	0	0	0	0	82	0	82	
500	17	399 The West Mall-Window Replacement	03	S6	03	0	0	0	432	1,088	1,520	2,332	3,852	0	0	0	0	0	0	0	0	3,852	0	3,852	
500	19	4330 Dufferin-Rpl Flr Windows,Exit doors	08	S6	03	0	0	0	92	747	839	0	839	420	0	0	0	0	0	0	0	420	0	839	
500	20	1530 Markham-Rev Doors Pavers Ceilings	42	S6	03	0	0	0	0	0	0	617	617	0	0	0	0	0	0	0	0	617	0	617	
500	21	2900 Lawrence E - Ext Wall/Window Rehab	38	S6	03	0	0	0	0	0	0	97	97	49	0	0	0	0	0	0	0	49	0	97	

**CITY OF TORONTO**

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

Facilities Management and Real Estate						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By										
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>FAC906394</u>	<u>Structural/Building Envelope</u>																						
500 22	5100 Yonge St-Roofing & Frames	23	S6	03	0	0	0	0	0	0	1,103	1,103	0	0	0	0	0	0	0	0	1,103	0	1,103
47 26	5318 Lawrence Ave. E-Cladding Repairs	44	S2	03	46	0	0	0	0	46	0	46	0	0	0	0	0	0	0	0	46	0	46
500 27	5100 Yonge-Replace AHU F-2	23	S6	03	0	108	324	324	323	1,079	0	1,079	0	0	0	0	0	0	0	0	1,079	0	1,079
26 28	840 Gerrard E-Rpl Slab and Install CO/NOx	30	S2	03	716	0	0	0	0	716	0	716	0	0	0	0	0	0	0	0	716	0	716
56 33	Tech Audits & Capital Project Validations	CW	S4	03	1,837	0	0	0	0	1,837	0	1,837	0	0	0	0	0	0	0	0	1,837	0	1,837
500 34	Tech Audits & Capital Project Validations	CW	S6	03	0	1,886	0	0	0	1,886	0	1,886	0	0	0	0	0	0	0	0	1,886	0	1,886
500 35	5 Bathurst St-Strct Restoration of Silos	19	S6	03	0	1,000	1,500	1,500	3,000	7,000	0	7,000	0	0	0	0	0	0	0	0	7,000	0	7,000
500 37	707 Dundas Street -Replace Windows	20	S6	03	0	0	0	0	0	0	662	662	0	0	0	0	0	0	0	0	662	0	662
500 40	1530 Markham-Windows&install glazng units	42	S6	03	0	0	0	0	0	0	930	930	0	0	0	0	0	0	0	0	930	0	930
500 46	58 Cecil Street - Repl of Original Wood Windows	20	S6	03	0	0	0	0	0	0	269	269	0	0	0	0	0	0	0	0	269	0	269
500 56	Tech Audits & Capital Project Validations	CW	S6	03	0	0	1,937	0	0	1,937	0	1,937	0	0	0	0	0	0	0	0	1,937	0	1,937
500 87	9 Clendenan - Interior Finishes SOGR	13	S6	03	0	22	262	0	0	284	0	284	142	0	0	0	0	0	0	0	142	0	284
500 88	111 King St E-Repl of Solarium Glazing	28	S6	03	0	0	0	0	0	0	352	352	0	0	0	0	0	0	0	0	352	0	352
500 93	755 Warden Ave-Complete Exterior Repainting	35	S6	03	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	3	0	3
500 94	Struct Con&Compliance - Parking Garage Structures	CW	S6	01	0	474	0	0	0	474	0	474	0	0	0	0	0	0	0	0	474	0	474
500 95	1026 Finch W- Install F Alarm Sys Bldg A	08	S6	03	0	26	253	0	0	279	0	279	0	0	0	0	0	0	0	0	279	0	279
500 131	2444 Eglinton Ave E-Rpl Windows/OH door	37	S6	03	0	0	0	0	13	13	156	169	0	0	0	0	0	0	0	0	169	0	169
500 133	756 Ossington- Windows & Rpr Ext Masonry Wall	19	S6	03	0	0	0	0	30	30	225	255	0	0	0	0	0	0	0	0	255	0	255
500 135	Tech Audits & Capital Project Validations	CW	S6	03	0	0	0	1,989	0	1,989	0	1,989	0	0	0	0	0	0	0	0	1,989	0	1,989
500 139	Tech Audits & Capital Project Validations	CW	S6	03	0	0	0	0	2,042	2,042	0	2,042	0	0	0	0	0	0	0	0	2,042	0	2,042
500 143	Tech Audits & Capital Project Validations	CW	S6	03	0	0	0	0	0	0	2,096	2,096	0	0	0	0	0	0	0	0	2,096	0	2,096
500 144	Tech Audits & Capital Project Validations	CW	S6	03	0	0	0	0	0	0	2,152	2,152	0	0	0	0	0	0	0	0	2,152	0	2,152
500 150	146 Crescent-Rpl F Alarm & Masonary	27	S6	03	0	0	20	334	0	354	0	354	0	0	0	0	0	0	0	0	354	0	354
500 153	399 The West Mall-Repl Slns, Rehab Service tunnel	03	S6	03	0	0	165	1,507	0	1,672	0	1,672	0	0	0	0	0	0	0	0	1,672	0	1,672

**CITY OF TORONTO****Gross Expenditures (\$000's)****Appendix 3****Facilities Management and Real Estate**

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												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>FAC906394</u>		<u>Structural/Building Envelope</u>																							
500	154	399 The West Mall-Repl Guards & Railings	03	S6	03	0	0	0	0	0	0	847	847	0	0	0	0	0	0	0	0	0	847	0	847
30	158	259 Horner Ave-Rpl Windows, Doors, Reno Washrooms	06	S2	03	163	0	0	0	0	163	0	163	81	0	0	0	0	0	0	0	0	82	0	163
62	163	55 John St-Parking Garage Rehab	20	S4	03	200	2,076	0	0	0	2,276	0	2,276	0	0	0	0	0	0	0	0	0	2,276	0	2,276
104	180	Var Locs-Struc Repairs @ City Facilities	CW	S4	03	600	0	0	0	0	600	0	600	0	0	0	0	0	0	0	0	0	600	0	600
500	181	Var Locs-Struc Repairs @ City Facilities	CW	S6	03	0	600	0	0	0	600	0	600	0	0	0	0	0	0	0	0	0	600	0	600
500	183	235 Cibola-Exterior wall rehabilitation	28	S6	03	0	0	0	0	18	18	210	228	0	0	0	0	0	0	0	0	0	228	0	228
500	187	14 Days-Rpl Wilkys, Stairs & Lower Roof	34	S6	03	0	0	0	0	77	77	269	346	0	0	0	0	0	0	0	0	0	346	0	346
107	193	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	0	0	1,000	0	1,000
500	194	SOGR @ Leased Facilities/Properties	CW	S6	03	0	1,000	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	0	0	1,000	0	1,000
500	200	200 Bermondsey-Rpl roof, Repair Masonry	34	S6	03	0	0	6	175	0	181	0	181	0	0	0	0	0	0	0	0	0	181	0	181
500	201	255 Spadina-rpl Windows and Doors	22	S6	03	0	0	0	0	0	0	16	16	0	0	0	0	0	0	0	0	0	16	0	16
500	204	1535 ALBION-Rpl Pavement, Window, Paints	01	S6	03	0	0	0	0	4	4	26	30	15	0	0	0	0	0	0	0	0	15	0	30
500	214	246 The Esplanade-Parking Garage Rehab	28	S6	03	0	0	68	2,399	0	2,467	0	2,467	0	0	0	0	0	0	0	0	0	2,467	0	2,467
500	222	259 Horner Ave-RPL Garage Sys Membrane	06	S6	03	0	0	0	0	8	8	88	96	48	0	0	0	0	0	0	0	0	48	0	96
500	228	100 Queen-Renos (Windows, interior)	27	S6	03	0	0	0	0	0	0	84	84	0	0	0	0	0	0	0	0	0	84	0	84
500	229	SOGR @ Leased Facilities/Properties	CW	S6	03	0	0	0	1,200	0	1,200	0	1,200	0	0	0	0	0	0	0	0	0	1,200	0	1,200
500	230	Var Locs-Struc Repairs @ City Facilities	CW	S6	03	0	0	600	0	0	600	0	600	0	0	0	0	0	0	0	0	0	600	0	600
500	232	Var Locs-Struc Repairs @ City Facilities	CW	S6	03	0	0	0	600	0	600	0	600	0	0	0	0	0	0	0	0	0	600	0	600
500	244	Var Locs-Struc Repairs @ City Facilities	CW	S6	03	0	0	0	0	600	600	0	600	0	0	0	0	0	0	0	0	0	600	0	600
500	247	SOGR @ Leased Facilities/Properties	CW	S6	03	0	0	0	0	1,200	1,200	0	1,200	0	0	0	0	0	0	0	0	0	1,200	0	1,200
500	271	2 Civic Centre-Rpl Windows, Entrance Door	03	S6	03	0	0	0	119	462	581	951	1,532	0	0	0	0	0	0	0	0	0	1,532	0	1,532
500	274	1009 Sheppard-Rpl cladding, glass Unit	10	S6	03	0	0	13	230	0	243	0	243	0	0	0	0	0	0	0	0	0	243	0	243
500	275	Tech Audits & Capital Project Validations	CW	S6	03	0	0	0	0	0	0	2,210	2,210	0	0	0	0	0	0	0	0	0	2,210	0	2,210
18	276	146 The East Mall - Various Structural Repairs	05	S2	03	350	0	0	0	0	350	0	350	0	0	0	0	0	0	0	0	0	350	0	350

**CITY OF TORONTO**

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

Facilities Management and Real Estate						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
FAC906394	Structural/Building Envelope																							
500 278	700 Eglinton Ave W-Rpl Roofing, Windows & Ceiling	21	S6	03	0	60	874	0	0	934	0	934	0	0	0	0	0	0	0	0	0	934	0	934
500 280	1600 Birchmount Rd-RPL DWHT, Boiler, Asph	37	S6	03	0	0	0	0	0	0	925	925	0	0	0	0	0	0	0	0	0	925	0	925
15 281	100 QueenW-ConcreteSoffitSlatsGridHangersVer	27	S2	03	2,308	188	3,819	0	0	6,315	0	6,315	0	0	0	0	0	0	0	0	0	6,315	0	6,315
500 282	91 Front E-Exterior Doors & Windows	28	S6	03	0	0	0	0	0	0	3,669	3,669	0	0	0	0	0	0	0	0	0	3,669	0	3,669
500 297	Var Locs-Struc Repairs @ City Facilities	CW	S6	03	0	0	0	0	0	0	600	600	0	0	0	0	0	0	0	0	0	600	0	600
500 298	SOGR @ Leased Facilities/Properties	CW	S6	03	0	0	0	0	0	0	1,200	1,200	0	0	0	0	0	0	0	0	0	1,200	0	1,200
500 301	71 Front W-Union Station SOGR Projects	28	S6	03	0	5,000	5,000	5,000	5,000	20,000	25,000	45,000	0	0	0	0	0	0	0	0	0	45,000	0	45,000
500 302	Var Locs-Struc Repairs @ City Facilities	CW	S6	03	0	0	0	0	0	0	600	600	0	0	0	0	0	0	0	0	0	600	0	600
500 303	SOGR @ Leased Facilities/Properties	CW	S6	03	0	0	0	0	0	0	4,800	4,800	0	0	0	0	0	0	0	0	0	4,800	0	4,800
500 312	Var Locs-Struc Repairs @ City Facilities	CW	S6	03	0	0	0	0	0	0	1,800	1,800	0	0	0	0	0	0	0	0	0	1,800	0	1,800
28 313	12 Canterbury-Rpl OverheadDoor	23	S2	03	66	0	0	0	0	66	0	66	0	0	0	0	0	0	0	0	0	66	0	66
41 314	259 Queens Quay-PumpsStructuralElementsDeckCoatin	20	S2	03	736	0	0	0	0	736	0	736	0	0	0	0	0	0	0	0	0	736	0	736
19 315	760 Dovercourt-Rpl WindowsDoors	18	S2	03	118	0	0	0	0	118	0	118	59	0	0	0	0	0	0	0	0	59	0	118
18 316	55 John-RehabMetroSquareStage	20	S2	03	220	233	0	0	0	453	0	453	0	0	0	0	0	0	0	0	0	453	0	453
500 317	100 Queen W Parking - Various SOGR Project	27	S6	03	0	0	0	0	0	0	69	69	0	0	0	0	0	0	0	0	0	69	0	69
500 318	1435 Eglinton-VariouArchStructMechSOGRRProjec	21	S6	03	0	0	0	82	1,514	1,596	0	1,596	0	0	0	0	0	0	0	0	0	1,596	0	1,596
500 319	146 Crescent Road - Various Projects	27	S6	03	0	0	0	0	0	0	23	23	0	0	0	0	0	0	0	0	0	23	0	23
500 320	160 DUNCAN MILL-Structural InteriorFinishes Mechan	34	S6	03	0	0	0	19	279	298	0	298	0	0	0	0	0	0	0	0	0	298	0	298
500 321	175 Memorial Park Ave - Various Projects	29	S6	03	0	0	0	0	0	0	19	19	0	0	0	0	0	0	0	0	0	19	0	19
500 322	251 ESTHER SHINER BLVD-Wood Roof Framing Rehabilit	24	S6	03	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	5	0	5
67 323	255 Dundas W-Rahab Facade Remove Sunscreen Fins	20	S4	03	29	420	0	0	0	449	0	449	0	0	0	0	0	0	0	0	0	449	0	449
500 324	2696 Eglinton W-VarStructArchMechSOGRRProjects	12	S6	03	0	0	0	0	0	0	736	736	0	0	0	0	0	0	0	0	0	736	0	736
500 325	2696 Eglinton -Building Envelope & Mech SOGR Proje	12	S6	03	0	0	0	0	0	0	498	498	0	0	0	0	0	0	0	0	0	498	0	498
500 326	2900 Lawrence Ave E - Exterior Doors and Various R	38	S6	03	0	0	0	0	0	0	11	11	6	0	0	0	0	0	0	0	0	5	0	11

**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														
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing				
<u>FAC906394</u>	<u>Structural/Building Envelope</u>																										
500	327	30 Northline Rd-Window & Exterior Door	31	S6	03	0	6	320	0	0	326	0	326	0	0	0	0	0	0	0	0	0	0	0	326	0	326
500	328	3061 Birchmount Road - Various Projects	39	S6	03	0	0	0	0	0	0	78	78	39	0	0	0	0	0	0	0	0	0	0	39	0	78
500	329	31 Avenue of The Islands-Arch Struct & Mech SOGR P	28	S6	03	0	31	245	0	0	276	0	276	0	0	0	0	0	0	0	0	0	0	0	276	0	276
500	330	3100 EGLINTON E-Exterior & Overhead Door	38	S6	03	0	0	0	0	0	0	27	27	14	0	0	0	0	0	0	0	0	0	0	13	0	27
500	331	433 EASTERN AVE-Windows and Doors Repairs	30	S6	03	0	1	97	0	0	98	0	98	0	0	0	0	0	0	0	0	0	0	0	98	0	98
500	332	433 EASTERN AVE-Exterior Wall& Roof Structure	30	S6	03	0	0	0	0	0	0	468	468	0	0	0	0	0	0	0	0	0	0	0	468	0	468
500	333	433 EASTERN AVE-Exterior Wall and Roof Structure R	30	S6	03	0	0	0	0	0	0	424	424	0	0	0	0	0	0	0	0	0	0	0	424	0	424
500	334	433 EASTERN AVE-Exterior Doors Replacement	30	S6	03	0	5	25	0	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	30	0	30
500	335	4330 Dufferin Street Site - Various Projects - Arc	08	S6	03	0	0	0	0	0	0	84	84	42	0	0	0	0	0	0	0	0	0	0	42	0	84
500	336	49 Toryork Drive-Wood roof framing rehabilitation	07	S6	03	0	0	0	0	0	0	13	13	0	0	0	0	0	0	0	0	0	0	0	13	0	13
500	337	50 Upjohn-Arch. & Struct. SOGR Projects	34	S6	03	0	0	0	0	104	104	2,288	2,392	0	0	0	0	0	0	0	0	0	0	0	2,392	0	2,392
500	338	51 PARLIAMENT-exterior heritage windows security d	28	S6	03	0	0	0	0	15	15	219	234	0	0	0	0	0	0	0	0	0	0	0	234	0	234
500	339	662 Jane-RplWindows&FrontEntrance	11	S6	03	0	0	0	0	0	0	118	118	0	0	0	0	0	0	0	0	0	0	0	118	0	118
500	340	703 Don Mills Road - Various Projects	26	S6	03	0	0	0	0	0	0	111	111	0	0	0	0	0	0	0	0	0	0	0	111	0	111
500	341	786 Dundas St E - Various Projects	30	S6	03	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	8	0	8
500	342	821 Progress Ave - Various Projects	38	S6	03	0	0	0	0	0	0	13	13	0	0	0	0	0	0	0	0	0	0	0	13	0	13
500	343	891 Morningside Avenue-Exterior wall rehabilitatio	44	S6	03	0	0	17	131	0	148	0	148	0	0	0	0	0	0	0	0	0	0	0	148	0	148
500	344	891 Morningside Ave- Door Replacement	44	S6	03	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	7	0	7
33	346	2430 LawrenceE-Exterior Wall Rehabilitation	37	S2	03	107	0	0	0	0	107	0	107	53	0	0	0	0	0	0	0	0	0	0	54	0	107
52	347	265 Manitoba-Exterior wall rehabilitation	19	S2	04	189	0	0	0	0	189	0	189	94	0	0	0	0	0	0	0	0	0	0	95	0	189
16	348	674 Markham-Exterior Wall Rehab & Repair Exterior	20	S2	03	205	0	0	0	0	205	0	205	103	0	0	0	0	0	0	0	0	0	0	102	0	205
45	349	703 Don Mills Road -Parking Garage Rehab	26	S2	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	0	0	0	500	0	500
500	351	Var Loc-Variou Struct. SOGR Projects	CW	S6	03	0	0	0	0	0	0	3,500	3,500	0	0	0	0	0	0	0	0	0	0	0	3,500	0	3,500
64	354	843 Eastern-Slab Reconstruction	20	S4	03	1,520	2,120	0	0	0	3,640	0	3,640	0	0	0	0	0	0	0	0	0	0	0	3,640	0	3,640



Report Phase 2 - Program 08 Facilities Management and Real Estate Program Phase 2 Sub-Project Category 01,02,03,04,05,06,07 Part B Sub-Project Status S5,S6 Part C Sub-Project Status S2,S3,S4

## CITY OF TORONTO

## Gross Expenditures (\$000's)

## Appendix 3

## Facilities Management and Real Estate

Sub- Project No. Project Name Priority/SubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By																
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	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																													
500	73	1652	Keele-Rpl Boilers, Pumps, Pipes	12	S6	03	0	0	0	0	43	43	321	364	0	0	0	0	0	0	0	0	0	0	0	0	364	0	364
500	74	1305	Ellesmere Rd-Var Reno Projects	37	S6	03	0	0	0	0	0	0	839	839	0	0	0	0	0	0	0	0	0	0	0	0	839	0	839
500	76	1435	Eglinton W- Elec Dist Equipment	21	S6	03	0	0	0	0	0	0	218	218	0	0	0	0	0	0	0	0	0	0	0	0	218	0	218
500	87	2019		13	S6	03	0	0	0	0	1	1	11	12	0	0	0	0	0	0	0	0	0	0	0	0	12	0	12
500	88	850	Coxwell-VAV Terminal Air Units	29	S6	03	0	0	0	0	97	97	768	865	0	0	0	0	0	0	0	0	0	0	0	0	865	0	865
500	104	4330	Dufferin -Cooling Tower CT-1	08	S6	03	0	0	0	60	186	246	390	636	318	0	0	0	0	0	0	0	0	0	0	0	318	0	636
500	108	1050	Ellesmere - Power Upgrade / various	37	S6	03	0	0	127	1,655	0	1,782	0	1,782	0	0	0	0	0	0	0	0	0	0	0	0	1,782	0	1,782
500	110	524	Oakwood Ave-Rpl Five Rooftop Units	15	S6	03	0	0	0	47	562	609	0	609	0	0	0	0	0	0	0	0	0	0	0	0	609	0	609
500	113	132	Bellevue Ave-Replace Unit Heater	20	S6	03	0	0	0	0	7	7	82	89	0	0	0	0	0	0	0	0	0	0	0	0	89	0	89
500	115	555	Oakwood Ave-Replace Rooftop HVAC Units	15	S6	03	0	0	0	0	0	0	95	95	0	0	0	0	0	0	0	0	0	0	0	0	95	0	95
500	116	4330	Dufferin St - Main Fire Alarm Control Panel	08	S6	03	0	0	74	798	0	872	0	872	436	0	0	0	0	0	0	0	0	0	0	0	436	0	872
500	125	1530	Markham - Rpl Garage Sprinkler Sys	42	S6	03	0	0	0	0	0	0	973	973	0	0	0	0	0	0	0	0	0	0	0	0	973	0	973
500	128	2	Civic Centre-Rpl Heater, Compressor	03	S6	03	0	0	119	866	367	1,352	0	1,352	0	0	0	0	0	0	0	0	0	0	0	0	1,352	0	1,352
500	132	703	Don Mills Rd-Replace AHU SF-1, SF-2 & RF-1	26	S6	03	0	0	0	0	133	133	1,154	1,287	0	0	0	0	0	0	0	0	0	0	0	0	1,287	0	1,287
83	133	40	College St-Replace Mech Equipment	27	S4	03	88	630	0	0	0	718	0	718	0	0	0	0	0	0	0	0	0	0	0	0	719	0	719
500	137	703	Don Mills Rd-Rpl A/C Units	26	S6	03	0	0	0	101	801	902	0	902	0	0	0	0	0	0	0	0	0	0	0	0	902	0	902
500	143	1008	Yonge-new Oil Interceptor / various	27	S6	03	0	0	32	219	0	251	0	251	0	0	0	0	0	0	0	0	0	0	0	0	251	0	251
500	144	150	Disco - Replace rooftop A/C units	02	S6	03	0	0	0	0	67	67	844	911	0	0	0	0	0	0	0	0	0	0	0	0	911	0	911
500	146	150	Disco-Electrical Distribution Upgrades	02	S6	03	0	0	0	0	0	0	217	217	0	0	0	0	0	0	0	0	0	0	0	0	217	0	217
500	149	5700	Bathurst St-Repl Gas-fired Roof Top Units	10	S6	03	0	0	13	141	0	154	0	154	0	0	0	0	0	0	0	0	0	0	0	0	154	0	154
500	151	91	Front St - Replace Exhaust Fans	28	S6	03	0	0	0	0	0	0	275	275	0	0	0	0	0	0	0	0	0	0	0	0	275	0	275
500	153	170	Jarvis St - Exhaust Fans	27	S6	03	0	0	0	0	0	0	72	72	0	0	0	0	0	0	0	0	0	0	0	0	72	0	72
500	154	255	Spadina-Hot Water Heater	22	S6	03	0	0	0	0	0	0	42	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0	42
500	174	843	Palmerston Ave - Painting, RTUs & Exhausts	20	S6	03	0	0	0	0	0	0	289	289	0	0	0	0	0	0	0	0	0	0	0	0	289	0	289

## 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												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	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																									
500	176	157 King St E - Repl of Exhaust Fans	28	S6	03	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	5	0	5	
500	225	40 College St -Rpl of Heating & Cooling Equip	27	S6	03	0	0	0	0	0	0	4,445	4,445	0	0	0	0	0	0	0	0	4,445	0	4,445	
500	226	1530 Markham-Rpl Boilers, Pumps, Pipes	42	S6	03	0	0	0	0	0	0	642	642	0	0	0	0	0	0	0	0	642	0	642	
500	227	18 Dyas-Co Monitoring	34	S6	03	0	0	0	0	0	0	1,121	1,121	0	0	0	0	0	0	0	0	1,121	0	1,121	
500	230	5700 Bathurst St-Replace Five Roof Exhaust Fans	10	S6	03	0	0	0	0	0	0	67	67	0	0	0	0	0	0	0	0	67	0	67	
23	232	277 Victoria St-Rpl Main Switchboard	27	S2	03	645	0	0	0	0	645	0	645	0	0	0	0	0	0	0	0	645	0	645	
500	237	900 Tapscott -Repl Domestic Hot Water Heater	42	S6	03	0	0	0	0	0	0	26	26	0	0	0	0	0	0	0	0	26	0	26	
500	241	399 West Mall-Rpl Chiller,Chilled Water Pump	03	S6	03	0	0	0	0	0	0	872	872	0	0	0	0	0	0	0	0	872	0	872	
500	244	2753 Jane-Replace Gas-Fire Roof Top Units	07	S6	03	0	0	0	0	5	5	62	67	0	0	0	0	0	0	0	0	67	0	67	
500	245	850 Coxwell Ave- Rpl Exhaust Fans	29	S6	03	0	0	0	0	0	0	1,277	1,277	0	0	0	0	0	0	0	0	1,277	0	1,277	
500	246	115 Parkway Forest -Various Projects	33	S6	03	0	0	0	0	13	13	117	130	0	0	0	0	0	0	0	0	130	0	130	
500	252	786 Dundas St-Rpl heating boiler in bsmt	30	S6	03	0	0	0	0	0	0	189	189	0	0	0	0	0	0	0	0	189	0	189	
500	256	843 Palmerston Ave-Rpl of Main Switch	20	S6	03	0	0	0	3	38	41	0	41	0	0	0	0	0	0	0	0	41	0	41	
7	257	111 Wellesley St. E -Various Projects	27	S2	03	332	0	0	0	0	332	0	332	0	0	0	0	0	0	0	0	332	0	332	
500	259	20 Beffort-Upgrade Office Area Power	09	S6	03	0	0	0	0	5	5	19	24	0	0	0	0	0	0	0	0	24	0	24	
500	262	18 Dyas-Rpl Sump Pump, Pipes, Sprkler	34	S6	03	0	0	0	0	0	0	1,174	1,174	0	0	0	0	0	0	0	0	1,174	0	1,174	
500	266	707 Dundas Street - Heaters, Heating Pumps	20	S6	03	0	0	15	172	0	187	0	187	0	0	0	0	0	0	0	0	187	0	187	
500	268	1109 Leslie-Rpl Heaters&solar heat sys	25	S6	03	0	0	4	37	0	41	0	41	0	0	0	0	0	0	0	0	41	0	41	
500	269	2 Civic Centre-Rpl Int.Lghtg, Ceiling Tiles	03	S6	03	0	0	0	0	0	0	745	745	0	0	0	0	0	0	0	0	745	0	745	
500	270	116 Dorset Dr-Replace DHW Heater	36	S6	03	0	0	2	18	0	20	0	20	0	0	0	0	0	0	0	0	20	0	20	
65	275	390 The West Mall - Fire alarm,transformers,chille	03	S4	03	263	2,838	0	0	0	3,101	0	3,101	0	0	0	0	0	0	0	0	3,101	0	3,101	
500	280	519 Church-Repl Existing AC Units	27	S6	03	0	0	0	0	0	0	271	271	0	0	0	0	0	0	0	0	271	0	271	
500	281	627 Queens Quay W-Elevator Modernization	20	S6	03	0	0	0	0	0	0	181	181	0	0	0	0	0	0	0	0	181	0	181	
500	282	390 The West Mall-Rpl of Chiller	03	S6	03	0	0	0	0	0	0	1,265	1,265	0	0	0	0	0	0	0	0	1,265	0	1,265	





**CITY OF TORONTO**

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

Facilities Management and Real Estate							Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>FAC906395</u>	<u>Mechanical and Electrical</u>																							
500 418	140 Princess-Repl DHW Heater& OH Door	19	S6	03	0	0	0	0	0	0	113	113	0	0	0	0	0	0	0	0	0	113	0	113
500 420	207 Front E-Rpl Garage Heater, Roof Fans	28	S6	03	0	0	0	0	3	3	32	35	0	0	0	0	0	0	0	0	0	35	0	35
500 421	235 Cibola-Rpl Aparatus Bay, Wshrm, Fans	28	S6	03	0	0	0	0	8	8	36	44	0	0	0	0	0	0	0	0	0	44	0	44
500 422	1535 Kingston - Rpl garage Ventilation	36	S6	03	0	0	0	0	24	24	322	346	173	0	0	0	0	0	0	0	0	173	0	346
500 424	35 Spadina Rd-Replace Fire Alarm System	20	S6	03	0	0	0	0	0	0	76	76	0	0	0	0	0	0	0	0	0	76	0	76
500 456	821 Progress-Rpl Pavement,Elevator	38	S6	03	0	48	734	0	0	782	0	782	0	0	0	0	0	0	0	0	0	782	0	782
500 476	707 Dundas W-Repl Valves Heaters	20	S6	03	0	0	0	0	0	0	243	243	0	0	0	0	0	0	0	0	0	243	0	243
500 522	100 Queen-Rpl Swchbrd, Dist Equip	27	S6	03	0	152	1,749	0	0	1,901	0	1,901	0	0	0	0	0	0	0	0	0	1,901	0	1,901
500 524	100 Queen-Wet Sprnklr Control Valves	27	S6	03	0	0	0	0	0	0	2,662	2,662	0	0	0	0	0	0	0	0	0	2,662	0	2,662
500 527	1026 Finch W-Rpl Tailpipe Exh Fans EF	08	S6	03	0	0	0	0	0	0	47	47	0	0	0	0	0	0	0	0	0	47	0	47
500 530	16 Montgomery-RPL Boiler, New HVAC Unit	16	S6	03	0	0	0	22	246	268	0	268	0	0	0	0	0	0	0	0	0	268	0	268
500 532	23 Grange Rd- Interior ME	20	S6	03	0	0	0	22	80	102	0	102	0	0	0	0	0	0	0	0	0	102	0	102
500 533	55 John-Rpl HW Heating Pumps&Other Mech	20	S6	03	0	0	0	132	1,414	1,546	0	1,546	0	0	0	0	0	0	0	0	0	1,546	0	1,546
500 534	55 John - Supply Fans, Exhaust Fans	20	S6	03	0	0	0	0	0	0	3,940	3,940	0	0	0	0	0	0	0	0	0	3,940	0	3,940
500 535	850 Coxwell Ave-RPL Chillers, Condensers	29	S6	03	0	0	0	231	2,053	2,284	0	2,284	0	0	0	0	0	0	0	0	0	2,284	0	2,284
500 536	277 Victoria St-Rpl Exh Fans, HW Boiler	27	S6	03	0	0	0	0	0	0	366	366	0	0	0	0	0	0	0	0	0	366	0	366
500 537	5100 Yonge - Storm & Sanitary Piping, Valves	23	S6	03	0	0	0	181	1,839	2,020	0	2,020	0	0	0	0	0	0	0	0	0	2,020	0	2,020
500 538	5100 Yonge-rpl Switchgear, Server Rm A/C	23	S6	03	0	0	0	0	0	0	2,251	2,251	0	0	0	0	0	0	0	0	0	2,251	0	2,251
500 540	60 Queen W - Repl of Existing Elec Dist Equip	27	S6	03	0	0	0	0	0	0	612	612	0	0	0	0	0	0	0	0	0	612	0	612
500 541	60 Queen St W-Rpl Fire Alarm Sys	27	S6	03	0	0	114	1,368	0	1,482	0	1,482	0	0	0	0	0	0	0	0	0	1,482	0	1,482
500 542	100 Queen-Rpl Switches Main Switchboard	27	S6	03	0	0	0	147	1,005	1,152	1,031	2,183	0	0	0	0	0	0	0	0	0	2,183	0	2,183
500 545	100 Queen -Rpl Swbd, Dist Eq, Fire Pump	27	S6	03	0	0	106	1,107	0	1,213	0	1,213	0	0	0	0	0	0	0	0	0	1,213	0	1,213
105 557	Var Locs-Mech Repairs @ City Facilities	CW	S4	03	730	0	0	0	0	730	0	730	0	0	0	0	0	0	0	0	0	730	0	730
500 558	Var Locs-Mech Repairs @ City Facilities	CW	S6	03	0	900	0	0	0	900	0	900	0	0	0	0	0	0	0	0	0	900	0	900





**CITY OF TORONTO**

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

Facilities Management and Real Estate							Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<b>FAC906395</b>	<b>Mechanical and Electrical</b>																							
85 861	101 COXWELL-Variou Mechanical SOGR Projects	32	S4	03	53	540	0	0	0	593	0	593	0	0	0	0	0	0	0	0	0	593	0	593
500 862	105 Cedarvale - Retrofit Existing Lighting System	31	S6	03	0	0	0	0	0	0	50	50	25	0	0	0	0	0	0	0	0	25	0	50
500 863	1076 Pape Ave - Various Projects	29	S6	03	0	0	0	0	0	0	22	22	0	0	0	0	0	0	0	0	0	22	0	22
500 864	1288 Queen W -Domestic Hot Water Heater	14	S6	03	0	0	0	0	0	0	9	9	5	0	0	0	0	0	0	0	0	5	0	9
500 865	1300 Sheppard Ave. W - Replacement of Power Distri	08	S6	03	0	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	6	0	6
500 866	135 Davenport Road - Various Projects	27	S6	03	0	0	0	0	10	10	108	118	59	0	0	0	0	0	0	0	0	59	0	118
500 867	135 Davenport Rd - Various Projects	27	S6	03	0	0	0	0	0	0	32	32	16	0	0	0	0	0	0	0	0	16	0	32
500 868	140 Princes-Variou Projects	19	S6	03	0	0	0	0	0	0	32	32	0	0	0	0	0	0	0	0	0	32	0	32
500 869	175 Memorial Park Ave - Various Projects	29	S6	03	0	0	0	0	0	0	14	14	0	0	0	0	0	0	0	0	0	14	0	14
500 870	18 Dyas Road - Various Projects - Electrical 1	34	S6	03	0	0	0	0	0	0	141	141	0	0	0	0	0	0	0	0	0	141	0	141
500 872	2050 JANE-Rpl Central UPS System	12	S6	03	0	0	0	0	0	0	221	221	0	0	0	0	0	0	0	0	0	221	0	221
500 873	2050 JANE-Variou Elect SOGR Projects	12	S6	03	0	0	37	415	0	452	0	452	0	0	0	0	0	0	0	0	0	452	0	452
500 874	241 ESTHER SHINER-Transportation SOGR Projects	24	S6	03	0	0	0	0	0	0	312	312	0	0	0	0	0	0	0	0	0	312	0	312
500 877	3 Dohme Ave - Various Projects	31	S6	03	0	0	0	0	0	0	13	13	0	0	0	0	0	0	0	0	0	13	0	13
500 878	301 ST CLAIR W-Rooftop unit & Heater	22	S6	03	0	7	36	0	0	43	0	43	0	0	0	0	0	0	0	0	0	43	0	43
500 879	3100 EGLINTON AVE E - Various Projects	38	S6	03	0	0	0	0	0	0	5	5	2	0	0	0	0	0	0	0	0	3	0	5
500 880	313 Pharmacy Ave - Various Projects	35	S6	03	0	0	0	0	0	0	143	143	0	0	0	0	0	0	0	0	0	143	0	143
500 881	320 BERING -Retrofit of Existing Lighting System	05	S6	03	0	0	11	120	0	131	0	131	0	0	0	0	0	0	0	0	0	131	0	131
500 882	320 BERING AVE-Air Make-up Units # 1 and 2	05	S6	03	0	0	0	0	0	0	14	14	0	0	0	0	0	0	0	0	0	14	0	14
500 883	320 BERING-Lighting Sys. signs & emerg.battery	05	S6	03	0	0	0	0	0	0	13	13	0	0	0	0	0	0	0	0	0	13	0	13
500 884	330 BERING AVE-Rep.Rooftop HVAC Units	05	S6	03	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	0	9	0	9
500 885	399 The West Mall-AHUs, Humidifier, Fans, Urinals	03	S6	03	0	0	0	0	0	0	1,650	1,650	0	0	0	0	0	0	0	0	0	1,650	0	1,650
500 886	433 EASTERN AVE-Distribution and Lighting Panels	30	S6	03	0	0	0	0	0	0	22	22	0	0	0	0	0	0	0	0	0	22	0	22
500 887	433 EASTERN AVE-Lighting Sys incl. signs.batteries	30	S6	03	0	0	13	165	0	178	0	178	0	0	0	0	0	0	0	0	0	178	0	178





**CITY OF TORONTO**

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

**Facilities Management and Real Estate**

Sub-Project No.	Project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments									Current and Future Year Cash Flow Commitments Financed By								
					2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing
<b>FAC906395 Mechanical and Electrical</b>																						
500 944	703 Don Mills - Resiliency (Const)	26	S6	03	0	0	4,023	4,016	0	8,039	0	8,039	0	0	0	0	0	0	0	8,039	0	8,039
0 945	Var Locs-Emerg. Generator for Fire Halls (Future)	CW	S6	04	0	0	3,000	3,000	3,000	9,000	0	9,000	0	0	0	0	0	0	0	9,000	0	9,000
Sub-total					21,831	25,725	29,726	25,952	18,917	122,151	67,551	189,702	1,879	0	0	0	0	0	0	187,825	0	189,703
<b>FAC906396 Sitework</b>																						
500 3	539 Queens Quay W-Repl Asphalt&Concrete	20	S6	03	0	0	0	0	0	0	2,359	2,359	0	0	0	0	0	0	0	2,359	0	2,359
500 9	1135 Caledonia - Roofing, Asphalt, Sidewalks	15	S6	03	0	0	0	0	0	0	60	60	30	0	0	0	0	0	0	30	0	60
500 16	399 The West Mall-Asphalt Pavement	03	S6	03	0	0	0	373	1,918	2,291	1,516	3,807	0	0	0	0	0	0	0	3,807	0	3,807
500 22	2050 Jane-Rpl Gas Fired DHWT,Sprinkler Pump	12	S6	03	0	0	0	0	0	0	112	112	0	0	0	0	0	0	0	112	0	112
500 28	86 Blake St-Proposed expansion	30	S6	03	0	0	0	0	0	0	2,768	2,768	0	0	0	0	0	0	0	2,768	0	2,768
500 29	30 Ellerslie Ave-Roof Membrane&Asphlt	23	S6	03	0	14	556	0	0	570	0	570	0	0	0	0	0	0	0	570	0	570
500 41	590 Jane Street-Asphalt Pavement Replac	13	S6	03	0	0	0	6	171	177	0	177	0	0	0	0	0	0	0	177	0	177
500 42	1535 Kingston - Rpl Sidewalk, Curbs, Asphalt	36	S6	03	0	0	0	0	8	8	152	160	80	0	0	0	0	0	0	80	0	160
49 43	87 Main St-Asphalt Pavement,ext/int repainting	32	S2	03	314	0	0	0	0	314	0	314	0	0	0	0	0	0	0	314	0	314
500 55	555 Oakwood Ave-Asphalt Pavement Replace	15	S6	03	0	0	6	102	0	108	0	108	0	0	0	0	0	0	0	108	0	108
48 58	666 Renforth Dr-Asphalt Pavement Replace	03	S2	03	74	0	0	0	0	74	0	74	0	0	0	0	0	0	0	74	0	74
500 62	2 Civic Centre-Rpl Asphalt Paving	03	S6	03	0	0	0	0	596	596	1,493	2,089	0	0	0	0	0	0	0	2,089	0	2,089
500 67	399 The West Mall-Concrete Sidewalks, Curbs	03	S6	03	0	0	0	0	0	0	1,912	1,912	0	0	0	0	0	0	0	1,912	0	1,912
50 69	840 Gerrard St-Masonry repairs & waterproofing	30	S2	03	122	0	0	0	0	122	0	122	0	0	0	0	0	0	0	122	0	122
500 70	390 The West Mall-Asphalt Pavement	03	S6	03	0	0	0	0	0	0	394	394	0	0	0	0	0	0	0	394	0	394
500 71	60 Queen St-Upgrade Main Centre,Hard Surfaces	27	S6	03	0	0	0	0	0	0	683	683	0	0	0	0	0	0	0	683	0	683
500 75	35 Spadina Road -Asphalt Pavement & Int Repaint	20	S6	03	0	0	7	187	0	194	0	194	0	0	0	0	0	0	0	194	0	194
500 76	115 Parkway Forest-Asphalt Ravement	33	S6	03	0	0	0	0	0	0	314	314	0	0	0	0	0	0	0	314	0	314
500 85	12 Canterbury Pl- Various Renovation Projects	23	S6	03	0	0	0	0	0	0	106	106	0	0	0	0	0	0	0	106	0	106
500 87	1313 Woodbine Ave-Variou Projects	31	S6	03	0	0	0	0	0	0	239	239	0	0	0	0	0	0	0	239	0	239



**CITY OF TORONTO**

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

<b>Facilities Management and Real Estate</b>						<b>Current and Future Year Cash Flow Commitments</b>							<b>Current and Future Year Cash Flow Commitments Financed By</b>										
<u>Sub-Project No.</u>	<u>Project Name</u>	<u>Ward</u>	<u>Stat.</u>	<u>Cat.</u>						<u>Total</u>	<u>Total</u>	<u>Total</u>	<u>Provincial Grants and Subsidies</u>	<u>Federal Subsidy</u>	<u>Development Charges</u>	<u>Reserves</u>	<u>Reserve Funds</u>	<u>Capital from Current</u>	<u>Other 1</u>	<u>Other2</u>	<u>Debt - Recoverable</u>	<u>Total Financing</u>	
<u>Priority</u>	<u>SubProj No.</u>	<u>Sub-project Name</u>			<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2015-2019</u>	<u>2020-2024</u>	<u>2015-2024</u>											
<u>FAC906396</u>	<u>Sitework</u>																						
500	88	20 Beffort Rd-RPL Water Heater & Asphalt	09	S6	03	0	0	0	0	0	600	600	0	0	0	0	0	0	0	0	600	0	600
500	98	135 Davenport-Repl Fence & Asphalt Pavement	27	S6	03	0	0	0	0	0	98	98	49	0	0	0	0	0	0	0	49	0	98
36	99	3061 Birchmount Rd-Asphalt Pavement,Curbs	39	S2	03	161	0	0	0	161	0	161	81	0	0	0	0	0	0	0	80	0	161
500	101	1026 Finch W-Asphalt repl Renew int finishes	08	S6	03	0	0	0	62	62	1,107	1,169	0	0	0	0	0	0	0	0	1,169	0	1,169
22	133	850 Coxwell-exterior pavers, curbs and finishes	29	S2	03	703	0	0	0	703	0	703	0	0	0	0	0	0	0	0	703	0	703
500	135	1050 Ellesmere Rd - Bldg D - Various Projects	37	S6	03	0	0	0	0	0	76	76	0	0	0	0	0	0	0	0	76	0	76
500	136	1300 Sheppard W -SiteWork Interior Finishes Mech S	08	S6	03	0	0	0	38	38	671	709	0	0	0	0	0	0	0	0	709	0	709
500	137	150 Borough Dr - Various Projects	38	S6	03	0	0	0	0	0	116	116	0	0	0	0	0	0	0	0	116	0	116
500	138	1535 Albion Road - Various Projects	01	S6	03	0	0	0	0	0	5	5	3	0	0	0	0	0	0	0	2	0	5
500	139	18 CRANFIELD-Site Work Structural Mechanical Elect	31	S6	03	0	0	0	70	1,225	1,295	0	1,295	0	0	0	0	0	0	0	1,295	0	1,295
500	140	200 TRETWEY-Asphalt Pavement Wall Rehab	12	S6	03	0	0	0	0	0	1,625	1,625	0	0	0	0	0	0	0	0	1,625	0	1,625
500	141	3300 Bayview-Pavement&Painting	24	S6	03	0	0	0	0	0	98	98	0	0	0	0	0	0	0	0	98	0	98
500	143	4330 Dufferin-Roof Replmnt&Various-Architectural1	08	S6	03	0	0	0	0	0	423	423	211	0	0	0	0	0	0	0	212	0	423
500	144	9 Clendenan Ave - Various Projects	13	S6	03	0	0	0	0	0	9	9	4	0	0	0	0	0	0	0	5	0	9
78	145	1549 Albion-Asphalt Pavement Replacement	01	S4	03	15	333	0	0	348	0	348	0	0	0	0	0	0	0	0	348	0	348
500	146	843 Eastern-Rpl Asphalt Pavement	32	S6	03	0	0	0	0	0	3,332	3,332	0	0	0	0	0	0	0	0	3,332	0	3,332
117	147	140 Landsdowne-Sitework Roofing & Windows (FH426)	14	S4	03	650	250	0	0	900	0	900	0	0	0	0	0	0	0	0	900	0	900
118	148	33 Claremont-Sitework Roofing & Mech (FireHall 33)	19	S4	03	625	400	0	0	1,025	0	1,025	0	0	0	0	0	0	0	0	1,025	0	1,025
119	149	1549 Albion-Sitework Doors & Mech (Fire Hall 413)	01	S4	03	615	0	0	0	615	0	615	0	0	0	0	0	0	0	0	615	0	615
119	150	260 Adelaide W-H&S pavement repair Fire Hall 312	20	S4	03	10	150	0	0	160	0	160	0	0	0	0	0	0	0	0	160	0	160
		<b>Sub-total</b>				<b>3,289</b>	<b>1,147</b>	<b>569</b>	<b>738</b>	<b>4,018</b>	<b>9,761</b>	<b>20,268</b>	<b>30,029</b>	<b>458</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29,571</b>	<b>0</b>	<b>30,029</b>
<u>FAC906397</u>	<u>Renovations</u>																						
500	2	86 Blake - Renewal of Interior Finishes	30	S6	03	0	0	0	0	0	66	66	0	0	0	0	0	0	0	0	66	0	66
500	8	23 Grange Rd - Roofing and Wall Ties	20	S6	03	0	0	0	0	0	1,004	1,004	0	0	0	0	0	0	0	0	1,004	0	1,004



**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													
												Total	Total	Total	Provincial	Federal	Development	Reserves	Reserve	Capital	Debt -			Total		
							2015	2016	2017	2018	2019	2015-2019	2020-2024	2015-2024	Grants and Subsidies	Subsidy	Charges		Funds	from Current	Other 1	Other2	Recoverable Debt	Financing		
FAC906397 Renovations																										
500	109	4219 Dundas St-Interior Finishes	05	S6	03	0	0	0	0	0	0	68	68	34	0	0	0	0	0	0	0	0	0	34	0	68
51	110	170 Jarvis-Rehab Front Elevation & Int. Fin	27	S2	03	587	0	0	0	0	587	0	587	0	0	0	0	0	0	0	0	0	0	587	0	587
500	112	399 The West Mall-Rpl Carpeting Ceiling Tiles	03	S6	03	0	0	0	0	0	0	3,075	3,075	0	0	0	0	0	0	0	0	0	0	3,075	0	3,075
500	114	1288 Queen St. W-Various Projects	14	S6	03	0	0	0	0	0	0	74	74	37	0	0	0	0	0	0	0	0	0	37	0	74
500	115	Mgmt&Audits of Movable Assets@ Corp Fac	CW	S6	03	0	0	100	0	0	100	0	100	0	0	0	0	0	0	0	0	0	0	100	0	100
500	116	Mgmt&Audits of Movable Assets@ Corp Fac	CW	S6	03	0	0	0	100	0	100	0	100	0	0	0	0	0	0	0	0	0	0	100	0	100
500	117	Mgmt&Audits of Movable Assets@ Corp Fac	CW	S6	03	0	0	0	0	100	100	0	100	0	0	0	0	0	0	0	0	0	0	100	0	100
500	118	Mgmt&Audits of Movable Assets@ Corp Fac	CW	S6	03	0	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	0	0	100	0	100
500	129	Mgmt&Audits of Movable Assets@ Corp Fac	CW	S6	03	0	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	0	0	100	0	100
13	136	55 John St-Metro Hall Upgrades	20	S2	03	625	0	0	0	0	625	0	625	0	0	0	0	0	0	0	0	0	0	625	0	625
500	137	Mgmt&Audits of Movable Assets@ Corp Fac	CW	S6	03	0	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	0	0	100	0	100
500	138	55 John-Renew Finishes 3rd Fl Meeting Room	20	S6	03	0	0	0	0	0	0	919	919	0	0	0	0	0	0	0	0	0	0	919	0	919
500	139	140 Princes Blvd-Flooring, Roof, RePaint	19	S6	03	0	0	0	0	0	0	474	474	0	0	0	0	0	0	0	0	0	0	474	0	474
500	141	146 The East Mall-Various Projects	05	S6	03	0	0	0	0	0	0	751	751	0	0	0	0	0	0	0	0	0	0	751	0	751
500	143	259 Horner-Renovations Mech Sitework	06	S6	03	0	0	0	0	0	0	42	42	21	0	0	0	0	0	0	0	0	0	21	0	42
500	144	185 Fifth St-Roof Membrane&Int Finishes	06	S6	03	0	0	0	0	0	0	741	741	0	0	0	0	0	0	0	0	0	0	741	0	741
60	147	Feasibility Study on Special projects	CW	S4	03	499	0	0	0	0	499	0	499	0	0	0	0	0	0	0	0	0	0	499	0	499
500	148	Feasibility Study on Special projects	CW	S6	03	0	499	0	0	0	499	0	499	0	0	0	0	0	0	0	0	0	0	499	0	499
500	168	Feasibility Study on Special projects	CW	S6	03	0	0	499	0	0	499	0	499	0	0	0	0	0	0	0	0	0	0	499	0	499
500	189	Feasibility Study on Special projects	CW	S6	03	0	0	0	499	0	499	0	499	0	0	0	0	0	0	0	0	0	0	499	0	499
500	194	Feasibility Study on Special projects	CW	S6	03	0	0	0	0	499	499	0	499	0	0	0	0	0	0	0	0	0	0	499	0	499
500	195	Feasibility Study on Special projects	CW	S6	03	0	0	0	0	0	0	499	499	0	0	0	0	0	0	0	0	0	0	499	0	499
500	196	Feasibility Study on Special projects	CW	S6	03	0	0	0	0	0	0	499	499	0	0	0	0	0	0	0	0	0	0	499	0	499
500	197	Feasibility Study on Special projects	CW	S6	03	0	0	0	0	0	0	499	499	0	0	0	0	0	0	0	0	0	0	499	0	499

**CITY OF TORONTO**

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

Facilities Management and Real Estate						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	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.																				
<u>FAC906397</u>	<u>Renovations</u>																								
500	198	14 Days-Replace Carpet Flooring, Paint	34	S6	03	0	0	0	19	59	78	0	78	0	0	0	0	0	0	0	0	0	78	0	78
500	199	2700 Eglinton W- Council Chamber Carpeting	12	S6	03	0	0	0	0	0	0	12	12	0	0	0	0	0	0	0	0	0	12	0	12
500	200	760 Dovercourt Rd-Rpl Flooring& Int Painting	18	S6	03	0	0	0	0	6	6	72	78	39	0	0	0	0	0	0	0	0	39	0	78
500	202	255 Spadina-Rpl MCC & Interior Painting	22	S6	03	0	0	0	0	0	0	349	349	0	0	0	0	0	0	0	0	0	349	0	349
500	204	153 Chatham-Interior Repainting	30	S6	03	0	0	0	0	0	0	19	19	0	0	0	0	0	0	0	0	0	19	0	19
500	207	1009 Sheppard-Renovate Kitchen	10	S6	03	0	0	2	45	0	47	0	47	0	0	0	0	0	0	0	0	0	47	0	47
500	208	947 Martin Grove-Renovate Kitchen,WR	02	S6	03	0	0	13	213	0	226	0	226	0	0	0	0	0	0	0	0	0	226	0	226
500	209	255 Spadina-Asphalt & Reno Washrooms	22	S6	03	0	0	0	38	266	304	86	390	0	0	0	0	0	0	0	0	0	390	0	390
500	210	100 Queen-Reno 16,17,18th E	27	S6	03	0	0	0	0	0	0	98	98	0	0	0	0	0	0	0	0	0	98	0	98
500	211	100 Queen-East Tower- 9,14&15 Fl Reno	27	S6	03	0	0	0	0	0	0	98	98	0	0	0	0	0	0	0	0	0	98	0	98
500	212	100 Queen-West Tower-18th Floor Reno	27	S6	03	0	0	0	0	0	0	26	26	0	0	0	0	0	0	0	0	0	26	0	26
500	213	100 Queen-East Tower- 8th Floor Reno	27	S6	03	0	0	0	0	0	0	33	33	0	0	0	0	0	0	0	0	0	33	0	33
500	214	100 Queen-West Tower-8th & 10th Flr Reno	27	S6	03	0	0	0	0	0	0	52	52	0	0	0	0	0	0	0	0	0	52	0	52
500	215	100 Queen-West Tower-12&13th Flrs Reno	27	S6	03	0	0	0	0	0	0	52	52	0	0	0	0	0	0	0	0	0	52	0	52
500	216	100 Queen- Reno 7th Fl W & 10th Fl E	27	S6	03	0	0	0	0	0	0	59	59	0	0	0	0	0	0	0	0	0	59	0	59
500	217	100 Queen-East Tower- 11th Fl Reno	27	S6	03	0	0	0	0	0	0	33	33	0	0	0	0	0	0	0	0	0	33	0	33
500	218	100 Queen-Reno-6th Fl W, 6/13/26 Fl E	27	S6	03	0	0	0	0	0	0	59	59	0	0	0	0	0	0	0	0	0	59	0	59
500	219	100 Queen-East Tower- 5th Fl Reno	27	S6	03	0	0	0	0	0	0	683	683	0	0	0	0	0	0	0	0	0	683	0	683
500	220	399 The West Mall-Renovate Washrooms	03	S6	03	0	0	0	0	0	0	2,846	2,846	0	0	0	0	0	0	0	0	0	2,846	0	2,846
12	247	Var Locs - EMS - SOGR Work at Facilities	08	S2	03	201	0	0	0	0	201	0	201	101	0	0	0	0	0	0	0	0	101	0	201
500	251	313 Pharmacy- Parking&Outdoor Rink	35	S6	03	0	0	166	759	0	925	0	925	0	0	0	0	0	0	0	0	0	925	0	925
35	273	135 Davenport-Replace Existing Vinyl Flooring	27	S2	03	111	0	0	0	0	111	0	111	0	0	0	0	0	0	0	0	0	111	0	111
500	274	14 Dyas -Var Interior Finishes Projects	34	S6	03	0	0	0	0	0	0	27	27	0	0	0	0	0	0	0	0	0	27	0	27
500	276	1535 Kingston Road - Various Projects	36	S6	03	0	0	0	0	0	0	6	6	3	0	0	0	0	0	0	0	0	3	0	6

**CITY OF TORONTO**

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

Facilities Management and Real Estate						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>FAC906397</u>	<u>Renovations</u>																							
500 277	185 Fifth St - Various Projects	06	S6	03	0	0	0	0	0	0	49	49	0	0	0	0	0	0	0	0	0	49	0	49
500 278	185 Fifth Street - Various Projects	06	S6	03	0	0	0	0	0	0	115	115	0	0	0	0	0	0	0	0	0	115	0	115
500 279	185 Fifth St-1st & 3rd Floor Interior Finishes,Roo	06	S6	03	0	0	0	0	0	0	127	127	0	0	0	0	0	0	0	0	0	127	0	127
500 280	277 Victoria Street - Various Projects - Architect	27	S6	03	0	0	0	0	0	0	57	57	0	0	0	0	0	0	0	0	0	57	0	57
500 281	3061 Birchmount Road-Roof & Various Projects	39	S6	03	0	0	0	0	0	0	70	70	35	0	0	0	0	0	0	0	0	35	0	70
34 282	3111 Lake Shore W-Renovations and Sitework	06	S2	03	954	0	0	0	0	954	0	954	0	0	0	0	0	0	0	0	0	954	0	954
500 283	35 Spadina Road - Various Projects	20	S6	03	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	8	0	8
500 284	390 The West Mall - Steam Boiler System	03	S6	03	0	0	0	0	0	0	1,079	1,079	0	0	0	0	0	0	0	0	0	1,079	0	1,079
500 286	433 EASTERN AVE-Built-up Roof Replacement	30	S6	03	0	0	0	0	0	0	576	576	0	0	0	0	0	0	0	0	0	576	0	576
500 287	4330 Dufferin Street Site - Various Projects - Arc	08	S6	03	0	0	0	0	0	0	60	60	30	0	0	0	0	0	0	0	0	30	0	60
500 288	55 John St - Various Projects - Architectural 1	20	S6	03	0	0	0	0	0	0	781	781	0	0	0	0	0	0	0	0	0	781	0	781
500 289	700 Eglinton Ave. W - Various Projects	21	S6	03	0	0	0	0	0	0	13	13	0	0	0	0	0	0	0	0	0	13	0	13
500 290	765 Queen St.E-General interior renovations - phas	30	S6	03	0	0	0	0	0	0	212	212	0	0	0	0	0	0	0	0	0	212	0	212
500 291	821 Progress Ave - Various Projects	38	S6	03	0	0	0	0	0	0	181	181	0	0	0	0	0	0	0	0	0	181	0	181
500 292	9 Clendenan-Renovations	13	S6	03	0	0	0	0	0	0	12	12	6	0	0	0	0	0	0	0	0	6	0	12
500 293	157 King St- Renovations & SOGR Projects	28	S6	03	0	0	220	3,196	0	3,416	0	3,416	0	0	0	0	0	0	0	0	0	3,416	0	3,416
500 296	150 Borough-Repaint Walls	38	S6	03	0	0	0	0	0	0	52	52	0	0	0	0	0	0	0	0	0	52	0	52
108 300	St. Lawrence Market-South Renovations	28	S5	03	400	4,500	0	0	0	4,900	0	4,900	0	0	0	0	0	0	0	0	0	4,900	0	4,900
53 301	170 Jarvis-Renew Interior Finishes	27	S3	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	0	0	150	0	150
54 302	1300 Sheppard-Variou Arch Mech Elect SOGR project	08	S3	03	335	0	0	0	0	335	0	335	0	0	0	0	0	0	0	0	0	335	0	335
71 303	126 Pape-Washrooms Kitchen Exterior	30	S4	03	45	396	0	0	0	441	0	441	220	0	0	0	0	0	0	0	0	221	0	441
74 304	100 Turnberry-RenovateWashrrrom FrontEntranceDoor	17	S4	03	5	45	0	0	0	50	0	50	24	0	0	0	0	0	0	0	0	26	0	50
79 305	Var Locs-Signage for Various Corporate Facilitites	CW	S4	03	100	400	0	0	0	500	0	500	0	0	0	0	0	0	0	0	0	500	0	500
500 307	Var Facilities-Feasibility Study on Special projec	CW	S6	03	0	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	0	500	0	500

## CITY OF TORONTO

## Gross Expenditures (\$000's)

## Appendix 3

## Facilities Management and Real Estate

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																
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing					
<b><u>FAC906397 Renovations</u></b>																												
500	308	Var Facilities-Feasibility Study on Special Projec	CW	S6	03	0	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	0	0	500	0	500		
500	309	100 Queen E-PATH Refurbishment	27	S6	03	0	79	725	0	0	804	0	804	0	0	0	0	0	0	0	0	0	804	0	804			
500	310	VarLocs-Management and Audits of Movable Assets at	CW	S6	03	0	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	0	100	0	100			
500	311	VarLocs-Management and Audits of Movable Assets at	CW	S6	03	0	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	0	100	0	100			
110	312	100 Queen St W- Elevators 15, 16, 17	27	S4	03	374	1,885	0	0	0	2,259	0	2,259	0	0	0	0	0	0	0	0	0	2,259	0	2,259			
Sub-total						4,793	7,946	2,241	5,183	1,974	22,137	25,457	47,594	1,168	0	0	0	0	0	0	0	0	0	41,527	4,900	47,594		
<b><u>FAC906399 Emergency</u></b>																												
61	14	Emergency Capital Repairs	CW	S4	01	2,367	0	0	0	0	2,367	0	2,367	0	0	0	0	0	0	0	0	0	2,367	0	2,367			
500	15	Emergency Capital Repairs	CW	S6	01	0	2,826	0	0	0	2,826	0	2,826	0	0	0	0	0	0	0	0	0	2,826	0	2,826			
500	29	Emergency Capital Repairs	CW	S6	01	0	0	3,054	0	0	3,054	0	3,054	0	0	0	0	0	0	0	0	0	3,054	0	3,054			
500	30	Emergency Capital Repairs	CW	S6	01	0	0	0	2,548	0	2,548	0	2,548	0	0	0	0	0	0	0	0	0	2,548	0	2,548			
500	31	Emergency Capital Repairs	CW	S6	01	0	0	0	0	3,229	3,229	0	3,229	0	0	0	0	0	0	0	0	0	3,229	0	3,229			
500	32	Emergency Capital Repairs	CW	S6	01	0	0	0	0	0	0	2,487	2,487	0	0	0	0	0	0	0	0	0	2,487	0	2,487			
500	33	Emergency Capital Repairs	CW	S6	01	0	0	0	0	0	0	2,332	2,332	0	0	0	0	0	0	0	0	0	2,332	0	2,332			
500	34	Emergency Capital Repairs	CW	S6	01	0	0	0	0	0	0	3,968	3,968	0	0	0	0	0	0	0	0	0	3,968	0	3,968			
500	35	Various Locations-Emergency Capital Repairs	CW	S6	01	0	0	0	0	0	0	3,244	3,244	0	0	0	0	0	0	0	0	0	3,244	0	3,244			
500	36	Various Locations - Emergency Capital Repairs	CW	S6	01	0	0	0	0	0	0	3,759	3,759	0	0	0	0	0	0	0	0	0	3,759	0	3,759			
Sub-total						2,367	2,826	3,054	2,548	3,229	14,024	15,790	29,814	0	0	0	0	0	0	0	0	0	0	29,814	0	29,814		
<b><u>FAC907227 Corporate Facilities Refurbishment Program</u></b>																												
79	6	CFRP Phase II - Project 6 - Various Clients & Loc.	CW	S2	04	250	0	0	0	0	250	0	250	0	0	0	0	0	0	0	0	0	250	0	250			
103	7	CFRP Phase II - Project 7 - Various Clients & Loc.	CW	S2	04	364	0	0	0	0	364	0	364	0	0	0	0	0	0	0	0	0	364	0	364			
93	8	CFRP Phase II - Project 8 - Various Clients & Loc	CW	S4	04	1,000	0	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	0	0	1,000	0	1,000			
500	9	CFRP Phase II - Project 9 - Various Clients & Loc.	CW	S6	04	0	1,000	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	0	0	1,000	0	1,000			
500	10	CFRP Phase II - Project 10 - Various Clients & Loc	CW	S6	04	0	0	1,000	0	0	1,000	0	1,000	0	0	0	0	0	0	0	0	0	1,000	0	1,000			

**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												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>FAC907227 Corporate Facilities Refurbishment Program</u>																									
500	11	CFRP Phase II - Project 11 - Various Client & Loc	CW	S6	04	0	0	0	800	0	800	0	800	0	0	0	0	0	0	0	0	800	0	800	
Sub-total						1,614	1,000	1,000	800	0	4,414	0	4,414	0	0	0	0	0	0	0	0	0	4,414	0	4,414
<u>FAC907228 Yards Consolidation Study</u>																									
500	6	Yards SOGR - Future Years	CW	S6	03	0	0	0	0	309	309	2,190	2,499	0	0	0	0	0	0	0	0	2,499	0	2,499	
Sub-total						0	0	0	0	309	309	2,190	2,499	0	0	0	0	0	0	0	0	0	2,499	0	2,499
<u>FAC907554 St. Lawrence Market North Property</u>																									
6	2	Redevelopment of St. Lawrence Market North	28	S2	04	7,267	46,831	21,715	0	0	75,813	0	75,813	0	0	0	3,125	0	0	30,935	0	10,400	31,353	75,813	
3	3	SLM North - Additional Funding for Moving Costs	28	S2	04	0	0	400	0	0	400	0	400	0	0	0	400	0	0	0	0	0	0	400	
Sub-total						7,267	46,831	22,115	0	0	76,213	0	76,213	0	0	0	3,525	0	0	30,935	0	10,400	31,353	76,213	
<u>FAC907576 Old City Hall Revitalization</u>																									
2	1	HVAC and Electrical Upgrades	27	S2	03	2,693	0	0	0	0	2,693	0	2,693	0	0	0	0	0	0	0	0	2,693	0	2,693	
Sub-total						2,693	0	0	0	0	2,693	0	2,693	0	0	0	0	0	0	0	0	0	2,693	0	2,693
<u>FAC907577 SOGR and Base Building Improvements</u>																									
0	2	Additional Funding to Address Backlog	CW	S6	03	0	2,000	2,000	2,000	5,000	11,000	61,300	72,300	0	0	0	0	0	0	0	0	72,300	0	72,300	
0	3	SOGR Funding - Design	CW	S4	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	500	0	500	
Sub-total						500	2,000	2,000	2,000	5,000	11,500	61,300	72,800	0	0	0	0	0	0	0	0	0	72,800	0	72,800
<u>FAC907744 Security</u>																									
500	2	Physical Security Capital Plans - Future	CW	S6	03	0	750	0	0	0	750	0	750	0	0	0	0	0	0	0	0	750	0	750	
96	6	CCTV Infrastructure Enhancement	CW	S2	04	1,251	1,000	1,000	0	0	3,251	0	3,251	0	0	0	0	0	0	0	0	3,251	0	3,251	
97	12	Var Locs - Global Corp Security Program	CW	S4	01	1,150	0	0	0	0	1,150	0	1,150	0	0	0	0	0	0	0	0	1,150	0	1,150	
500	13	Var Locs - Global Corp Security Program	CW	S6	01	0	1,050	0	0	0	1,050	0	1,050	0	0	0	0	0	0	0	0	1,050	0	1,050	
500	14	Var Locs - Global Corp Security Program	CW	S6	01	0	0	850	0	0	850	0	850	0	0	0	0	0	0	0	0	850	0	850	
500	15	Var Locs - Global Corp Security Program	CW	S6	01	0	0	0	850	0	850	0	850	0	0	0	0	0	0	0	0	850	0	850	
500	16	Var Locs - Global Corp Security Program	CW	S6	01	0	0	0	0	850	850	0	850	0	0	0	0	0	0	0	0	850	0	850	
500	17	Var Locs - Global Corp Security Program	CW	S6	01	0	0	0	0	0	0	850	850	0	0	0	0	0	0	0	0	850	0	850	

**CITY OF TORONTO****Gross Expenditures (\$000's)****Appendix 3****Facilities Management and Real Estate**

Sub-Project No.	Project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments									Current and Future Year Cash Flow Commitments Financed By								
					2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing
<u>FAC907744 Security</u>																						
500 18	Var Locs - Global Corp Security Program	CW	S6	01	0	0	0	0	0	0	850	850	0	0	0	0	0	0	0	850	0	850
500 19	Var Locs - Global Corp Security Program	CW	S6	01	0	0	0	0	0	0	2,550	2,550	0	0	0	0	0	0	0	2,550	0	2,550
98 21	Physical Security Capital Plans - 2015	CW	S4	03	700	0	0	0	0	700	0	700	0	0	0	0	0	0	0	700	0	700
500 22	Access Controls for Fire Services Locations	CW	S6	04	0	200	0	0	0	200	0	200	0	0	0	0	0	0	0	200	0	200
Sub-total					3,101	3,000	1,850	850	850	9,651	4,250	13,901	0	0	0	0	0	0	0	13,901	0	13,901
<u>FAC908014 Toronto Strong Neighbourhoods Strategy</u>																						
94 1	Toronto Strong Neighbourhoods - POL Funding	CW	S6	04	0	3,000	3,000	5,620	0	11,620	0	11,620	0	0	0	0	0	0	0	11,620	0	11,620
0 2	TSNS - Mornelle Court Hub (POL2)	43	S4	04	380	0	0	0	0	380	0	380	0	0	0	0	0	0	0	380	0	380
Sub-total					380	3,000	3,000	5,620	0	12,000	0	12,000	0	0	0	0	0	0	0	12,000	0	12,000
<u>FAC908129 Property Acquisitions</u>																						
94 1	Strategic Property Acquisitions	CW	S4	05	10,000	0	0	0	0	10,000	0	10,000	0	0	0	10,000	0	0	0	0	0	10,000
Sub-total					10,000	0	0	0	0	10,000	0	10,000	0	0	0	10,000	0	0	0	0	0	10,000
<u>UNS907229 Union Station Revitalization</u>																						
0 18	North West PATH	28	S2	04	0	10,500	10,000	0	0	20,500	0	20,500	11,215	0	0	2,070	0	0	0	6,785	430	20,500
0 27	Additional Funding for North West PATH	28	S2	04	0	18,000	8,000	0	0	26,000	0	26,000	13,000	0	0	0	0	0	0	13,000	0	26,000
Sub-total					0	28,500	18,000	0	0	46,500	0	46,500	24,215	0	0	2,070	0	0	0	19,785	430	46,500
<u>UNS907600 Union Station Redevelopment and Revitalization</u>																						
0 4	Internal (City) Charges	28	S2	04	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	500	0	500
0 12	Fees and Permits - Additional Funding	28	S2	04	0	1,000	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	1,000	0	1,000
0 13	Fees & Permits - Additional 2014	28	S2	04	0	236	250	0	0	486	0	486	0	0	486	0	0	0	0	0	0	486
0 14	Internal City Charges - Additional 2014	28	S2	04	200	400	200	0	0	800	0	800	0	0	800	0	0	0	0	0	0	800
Sub-total					700	1,636	450	0	0	2,786	0	2,786	0	0	0	1,286	0	0	0	1,500	0	2,786
<u>UNS907745 USR - Construction Contracts</u>																						
0 2	Phase 2 - Construction	28	S2	04	7,866	46,569	16,065	0	0	70,500	0	70,500	23,100	30,509	0	0	0	0	0	5,891	0	11,000
0 3	Phase 3 - Construction	28	S2	04	3,535	20,466	5,499	0	0	29,500	0	29,500	17,686	3,964	0	0	0	0	0	2,813	449	4,588



**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													
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing			
<u>UNS907745</u> <u>USR - Construction Contracts</u>																										
0	4	Phase 4 - Construction	28	S2	04	0	17,000	0	0	0	17,000	0	17,000	0	0	0	0	0	0	0	0	0	0	0	17,000	17,000
0	5	Phase 5 - Construction	28	S2	04	0	4,480	0	0	0	4,480	0	4,480	0	0	0	0	0	0	0	0	0	0	0	4,480	4,480
0	6	Other Construction	28	S2	04	0	1,749	0	0	0	1,749	0	1,749	773	0	0	175	0	0	0	0	0	0	458	343	1,749
0	12	Third Party Construction	28	S2	04	0	2,000	3,200	0	0	5,200	0	5,200	4,700	0	0	0	0	0	0	0	500	0	0	0	5,200
0	16	Construction Cost Adjustments - 2014	28	S2	04	20,840	910	7,435	0	0	29,185	0	29,185	0	0	0	0	15,975	0	0	0	0	0	0	13,210	29,185
Sub-total						32,241	93,174	32,199	0	0	157,614	0	157,614	46,259	34,473	0	175	15,975	0	0	9,204	907	50,621	0	157,614	
<u>UNS907746</u> <u>USR - Professional Services</u>																										
0	2	Phase 2 - Professional Services	28	S2	04	360	0	0	0	0	360	0	360	0	303	0	0	0	0	0	0	0	0	57	0	360
0	3	Phase 3 - Professional Services	28	S2	04	240	0	0	0	0	240	0	240	0	133	0	0	0	0	0	0	0	0	107	0	240
0	4	Phase 4 - Professional Services	28	S2	04	0	204	0	0	0	204	0	204	0	0	0	0	0	0	0	0	0	0	0	204	204
0	5	Phase 5 - Professional Services	28	S2	04	0	79	0	0	0	79	0	79	0	0	0	0	0	0	0	0	0	0	0	79	79
0	6	Other Professional Services	28	S2	04	312	0	0	0	0	312	0	312	0	0	0	0	0	0	0	0	0	0	312	0	312
0	11	Adjustments - Professional Services 2013	28	S2	04	260	501	0	0	0	761	0	761	0	761	0	0	0	0	0	0	0	0	0	0	761
0	13	Professional Fees Adjustments - 2014	28	S2	04	981	1,346	600	0	0	2,927	0	2,927	0	0	0	0	2,739	0	0	0	0	0	0	188	2,927
Sub-total						2,153	2,130	600	0	0	4,883	0	4,883	0	1,197	0	0	2,739	0	0	0	0	0	476	471	4,883
<b>Total Program Expenditure</b>						110,114	247,060	144,870	65,608	53,701	621,353	299,428	920,781	76,843	37,170	0	5,770	30,000	0	30,935	12,704	639,586	87,775	0	920,783	

**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															
		2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	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				6,859	44,609	22,197	535	502	74,701	2,142	76,843	76,843	0	0	0	0	0	0	0	0	0	0	0	76,843
		Federal Subsidy				4,731	30,374	2,065	0	0	37,170	0	37,170	0	37,170	0	0	0	0	0	0	0	0	0	0	37,170
		Reserves (Ind. "XQ" Ref.)				0	3,300	2,470	0	0	5,770	0	5,770	0	0	0	5,770	0	0	0	0	0	0	0	0	5,770
		Reserve Funds (Ind."XR" Ref.)				18,495	3,120	8,385	0	0	30,000	0	30,000	0	0	0	30,000	0	0	0	0	0	0	0	0	30,000
		Other1 (Internal)				1,935	19,000	10,000	0	0	30,935	0	30,935	0	0	0	0	0	30,935	0	0	0	0	0	0	30,935
		Other2 (External)				913	6,452	5,339	0	0	12,704	0	12,704	0	0	0	0	0	0	12,704	0	0	0	0	0	12,704
		Debt				57,925	85,885	80,218	65,073	53,200	342,300	297,286	639,586	0	0	0	0	0	0	0	0	639,586	0	0	0	639,586
		Debt - Recoverable				19,258	54,321	14,196	0	0	87,775	0	87,775	0	0	0	0	0	0	0	0	87,775	0	0	0	87,775
<b>Total Program Financing</b>						<b>110,115</b>	<b>247,061</b>	<b>144,870</b>	<b>65,608</b>	<b>53,701</b>	<b>621,355</b>	<b>299,428</b>	<b>920,783</b>	<b>76,843</b>	<b>37,170</b>	<b>0</b>	<b>5,770</b>	<b>30,000</b>	<b>0</b>	<b>30,935</b>	<b>12,704</b>	<b>639,586</b>	<b>87,775</b>	<b>0</b>	<b>920,783</b>	

Status Code	Description
S2	S2 Prior Year (With 2015 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2015 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 2016 & 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**

**2015 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												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<b>FAC906179 Special Corporate Projects</b>																									
91	34	Westwood	CW	S2	05	6,436	0	0	0	0	6,436	0	6,436	0	0	0	0	6,436	0	0	0	0	0	6,436	
0	41	Old City Hall - New and Reconfigured Space Studies	27	S2	04	220	0	0	0	0	220	0	220	220	0	0	0	0	0	0	0	0	0	220	
99	42	Facilities Preventive Maintenance System - Phase 2	CW	S2	04	1,285	0	0	0	0	1,285	0	1,285	0	0	0	0	0	0	0	1,285	0	0	1,285	
100	49	COO Business Intelligence Tool (MRI)	CW	S2	04	940	905	210	0	0	2,055	0	2,055	0	0	0	0	0	0	65	0	1,990	0	2,055	
101	51	PTP Implementation	CW	S2	04	1,346	265	0	0	0	1,611	0	1,611	0	0	0	0	0	0	0	0	1,611	0	1,611	
115	52	Request for Service Web System - Version 2	CW	S4	04	80	160	0	0	0	240	0	240	0	0	0	0	0	0	0	0	240	0	240	
114	53	Contractor Status Update Application - Phase II	CW	S4	04	170	0	0	0	0	170	0	170	0	0	0	0	0	0	0	0	170	0	170	
0	55	1251 Bridletowne Circle Acquisition	40	S2	05	230	0	0	0	0	230	0	230	0	0	0	230	0	0	0	0	0	0	230	
Sub-total						10,707	1,330	210	0	0	12,247	0	12,247	220	0	0	0	6,666	0	65	0	5,296	0	12,247	
<b>FAC906391 Environmental</b>																									
49	38	Emergency Environmental Remediation	CW	S2	02	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	0	150	0	150	
58	39	Emergency Environmental Remediation	CW	S4	02	257	0	0	0	0	257	0	257	0	0	0	0	0	0	0	0	257	0	257	
55	47	Designated Substance&Environmental Work	CW	S4	02	1,039	300	0	0	0	1,339	0	1,339	0	0	0	0	0	0	0	0	1,339	0	1,339	
82	49	150 Borough-Asbestos Remediation in Atrium Areas	38	S4	03	120	123	127	130	133	633	0	633	0	0	0	0	0	0	0	0	633	0	633	
Sub-total						1,566	423	127	130	133	2,379	0	2,379	0	0	0	0	0	0	0	0	0	2,379	0	2,379
<b>FAC906392 Barrier Free/Equity</b>																									
59	19	Barrier Free Essential Audits & Retrofits	CW	S4	02	987	0	0	0	0	987	0	987	0	0	0	0	0	0	0	0	987	0	987	
Sub-total						987	0	0	0	0	987	0	987	0	0	0	0	0	0	0	0	0	987	0	987
<b>FAC906393 Re-roofing</b>																									
32	3	20 Belfort-Replace Roofing Systems	09	S2	03	152	0	0	0	0	152	0	152	0	0	0	0	0	0	0	0	152	0	152	
11	16	89 Northline-Rpl Roof Section	31	S2	03	209	0	0	0	0	209	0	209	0	0	0	0	0	0	0	0	209	0	209	
23	21	Various Locations -Police Tower Sites-Replacement	CW	S2	03	90	0	0	0	0	90	0	90	0	0	0	0	0	72	0	18	0	0	90	
44	43	475 Dundas St. E-Repl of Flat Roof	28	S2	03	221	0	0	0	0	221	0	221	0	0	0	0	0	0	0	0	221	0	221	
39	59	37 Lapsley-Replace roofing systems	42	S2	03	210	0	0	0	0	210	0	210	0	0	0	0	0	0	0	0	210	0	210	
46	66	40 Coronation-Roofing Systems	43	S2	03	215	0	0	0	0	215	0	215	0	0	0	0	0	0	0	0	215	0	215	

**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												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<b><u>FAC906393 Re-roofing</u></b>																								
31	68	799 Islington Ave - Roofing Membrane	06	S2	03	232	0	0	0	0	232	0	232	0	0	0	0	0	0	198	0	34	0	232
40	69	740 Markham-Re-roofing	38	S2	03	181	0	0	0	0	181	0	181	0	0	0	0	0	0	0	0	181	0	181
5	71	18 Dyas-Replacement of Warehouse Roof and Parking	34	S2	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100
27	93	150 Disco - Roof Membrane Replacement	02	S2	03	190	0	0	0	0	190	0	190	0	0	0	0	0	0	190	0	0	0	190
42	101	20 Balmoral-Re-roofing	22	S2	03	164	0	0	0	0	164	0	164	0	0	0	0	0	0	0	0	164	0	164
63	128	14 Dyas-Repair Lower Roof	34	S4	03	6	125	0	0	0	131	0	131	0	0	0	0	0	0	0	0	131	0	131
76	129	75 Eglinton W-Rpl Flat Roofing	22	S4	03	25	302	0	0	0	327	0	327	0	0	0	0	0	0	0	0	327	0	327
77	130	97 Main-Repl of EPDM Roof Membrane of Upper roof	32	S4	03	5	157	0	0	0	162	0	162	0	0	0	0	0	0	0	0	163	0	163
Sub-total						2,000	584	0	0	0	2,584	0	2,584	0	0	0	0	0	0	460	0	2,125	0	2,585
<b><u>FAC906394 Structural/Building Envelope</u></b>																								
47	26	5318 Lawrence Ave. E-Cladding Repairs	44	S2	03	46	0	0	0	0	46	0	46	0	0	0	0	0	0	0	0	46	0	46
26	28	840 Gerrard E-Rpl Slab and Install CO/NOx	30	S2	03	1,716	0	0	0	0	1,716	0	1,716	0	0	0	0	0	0	370	0	1,346	0	1,716
56	33	Tech Audits & Capital Project Validations	CW	S4	03	1,837	0	0	0	0	1,837	0	1,837	0	0	0	0	0	0	0	0	1,837	0	1,837
30	158	259 Horner Ave-Rpl Windows, Doors, Reno Washrooms	06	S2	03	163	0	0	0	0	163	0	163	81	0	0	0	0	0	0	0	82	0	163
62	163	55 John St-Parking Garage Rehab	20	S4	03	200	2,076	0	0	0	2,276	0	2,276	0	0	0	0	0	0	0	0	2,276	0	2,276
104	180	Var Locs-Struc Repairs @ City Facilities	CW	S4	03	600	0	0	0	0	600	0	600	0	0	0	0	0	0	0	0	600	0	600
97	192	SOGR @ Leased Facilities/Properties	CW	S2	03	650	0	0	0	0	650	0	650	0	0	0	0	0	0	650	0	0	0	650
107	193	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	0	1,000	0	1,000
33	223	462 Runnymede-Structural Rehabilitation, Waterproof	13	S2	03	5	0	0	0	0	5	0	5	0	0	0	0	0	0	5	0	0	0	5
18	276	146 The East Mall - Various Structural Repairs	05	S2	03	518	0	0	0	0	518	0	518	0	0	0	0	0	0	164	0	354	0	518
39	277	16 Montgomery -Basement Walls - Washroom	16	S2	03	28	0	0	0	0	28	0	28	0	0	0	0	0	0	28	0	0	0	28
15	281	100 QueenW-ConcreteSoffitSlatsGridHangersVer	27	S2	03	2,381	188	3,819	0	0	6,388	0	6,388	0	0	0	0	0	0	0	0	6,388	0	6,388
28	313	12 Canterbury-Rpl OverheadDoor	23	S2	03	66	0	0	0	0	66	0	66	0	0	0	0	0	0	0	0	66	0	66
41	314	259 Queens Quay-PumpsStructuralElementsDeckCoatin	20	S2	03	787	0	0	0	0	787	0	787	0	0	0	0	0	0	0	0	787	0	787

**CITY OF TORONTO**

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

**Facilities Management and Real Estate**

Sub- Project No. Project Name Priority/SubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By														
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing			
<u>FAC906394 Structural/Building Envelope</u>																										
19	315	760 Dovercourt-Rpl WindowsDoors	18	S2	03	118	0	0	0	0	118	0	118	59	0	0	0	0	0	0	0	0	0	59	0	118
18	316	55 John-RehabMetroSquareStage	20	S2	03	220	233	0	0	0	453	0	453	0	0	0	0	0	0	0	0	0	0	453	0	453
67	323	255 Dundas W-Rahab Facade Remove Suncreen Fins	20	S4	03	29	420	0	0	0	449	0	449	0	0	0	0	0	0	0	0	0	0	449	0	449
33	346	2430 LawrenceE-Exterior Wall Rehabilitation	37	S2	03	107	0	0	0	0	107	0	107	53	0	0	0	0	0	0	0	0	0	54	0	107
52	347	265 Manitoba-Exterior wall rehabilitation	19	S2	04	189	0	0	0	0	189	0	189	94	0	0	0	0	0	0	0	0	0	95	0	189
16	348	674 Markham-Exterior Wall Rehab & Repair Exterior	20	S2	03	205	0	0	0	0	205	0	205	103	0	0	0	0	0	0	0	0	0	102	0	205
45	349	703 Don Mills Road -Parking Garage Rehab	26	S2	03	805	0	0	0	0	805	0	805	0	0	0	0	0	0	0	0	0	0	805	0	805
104	350	3111 Lake Shore W-Building Envelope Restoration	06	S2	03	36	0	0	0	0	36	0	36	0	0	0	0	0	0	0	36	0	0	0	0	36
86	353	55 John-RepairParkingGarageFloor	20	S2	03	261	0	0	0	0	261	0	261	0	0	0	0	0	0	0	261	0	0	0	0	261
64	354	843 Eastern-Slab Reconstruction	20	S4	03	1,520	2,120	0	0	0	3,640	0	3,640	0	0	0	0	0	0	0	0	0	3,640	0	3,640	
68	355	140 Bond-Foundation Wall,Roof Joists,Power Distrib	34	S4	03	26	271	0	0	0	297	0	297	0	0	0	0	0	0	0	0	0	297	0	297	
69	356	1026 Finch-Rpl Garage Windows,Power Distribution E	08	S4	03	27	671	0	0	0	698	0	698	0	0	0	0	0	0	0	0	0	698	0	698	
70	357	2 DYAS-Rpl Concrete Slab,Dom. HWT,Alarm check valv	34	S4	03	43	1,315	0	0	0	1,358	0	1,358	0	0	0	0	0	0	0	0	1,358	0	1,358		
84	358	135 Davenport-Exterior Wall Rehabilitation	27	S4	03	6	103	0	0	0	109	0	109	54	0	0	0	0	0	0	0	0	55	0	109	
87	359	1631 QueenE-Var.Structural,Site,Interior,Mech.SOI	32	S4	03	60	714	0	0	0	774	0	774	0	0	0	0	0	0	0	0	0	774	0	774	
88	360	1109 Leslie-De-Comm Non-Functional Solar panels	25	S4	03	4	156	0	0	0	160	0	160	0	0	0	0	0	0	0	0	0	160	0	160	
90	361	160 Borough-Rpl Podium Deck Waterproofing	38	S4	03	26	287	0	0	0	313	0	313	0	0	0	0	0	0	0	0	0	313	0	313	
113	362	5100 Yonge-Rpl Window Glazing System,Roof Membrane	23	S5	03	450	0	0	0	0	450	0	450	0	0	0	0	0	0	0	0	0	450	0	450	
92	363	100 Queen W-Replace Windows/Doors at the Base	27	S3	03	45	139	752	0	0	936	0	936	0	0	0	0	0	0	0	0	0	936	0	936	
95	368	5 Eirrean Quay-Rehabil. of Western Channel Dockwal	20	S4	03	100	2,000	4,400	0	0	6,500	0	6,500	1,500	1,500	0	0	0	0	0	0	3,500	0	0	6,500	
Sub-total						14,274	10,693	8,971	0	0	33,938	0	33,938	1,944	1,500	0	0	0	0	1,514	3,500	25,480	0	33,938		
<u>FAC906395 Mechanical and Electrical</u>																										
9	18	703 Don Mills-Chiller Replacement	26	S2	03	2,178	1,314	0	0	0	3,492	0	3,492	0	0	0	0	0	0	0	0	0	3,492	0	3,492	
83	133	40 College St-Replace Mech Equipment	27	S4	03	88	630	0	0	0	718	0	718	0	0	0	0	0	0	0	0	0	719	0	719	

**CITY OF TORONTO**

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

Facilities Management and Real Estate						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	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.																			
FAC906395		<u>Mechanical and Electrical</u>																						
8	142	Var Locs - CO/NOx Monitoring Systems in Apparatus	CW	S2	03	44	0	0	0	0	44	0	44	0	0	0	0	0	0	44	0	0	0	44
23	232	277 Victoria St-Rpl Main Switchboard	27	S2	03	684	0	0	0	0	684	0	684	0	0	0	0	0	0	0	0	684	0	684
9	239	Var Fire Halls-CO/NOx Monitoring, Unit Heaters	CW	S2	03	29	0	0	0	0	29	0	29	0	0	0	0	0	3	0	26	0	0	29
7	257	111 Wellesley St. E -Various Projects	27	S2	03	732	0	0	0	0	732	0	732	0	0	0	0	0	77	0	655	0	0	732
65	275	390 The West Mall - Fire alarm,transformers,chille	03	S4	03	263	2,838	0	0	0	3,101	0	3,101	0	0	0	0	0	0	0	3,101	0	0	3,101
4	415	Various Locations_Installation of New Backflow Pre	CW	S2	02	1,483	1,010	0	0	0	2,493	0	2,493	0	0	0	0	0	0	0	2,493	0	0	2,493
10	417	1300 Sheppard W-Fire Alarm,HVAC,Building Envelope	08	S2	03	380	0	0	0	0	380	0	380	0	0	0	0	0	0	0	380	0	0	380
12	520	91 Front E-Supply and Installation of Switchgear	28	S2	03	31	0	0	0	0	31	0	31	0	0	0	0	0	31	0	0	0	0	31
105	557	Var Locs-Mech Repairs @ City Facilities	CW	S4	03	730	0	0	0	0	730	0	730	0	0	0	0	0	0	0	730	0	0	730
12	589	Various locations Site-Elevator Machine Rm work	CW	S2	02	800	0	0	0	0	800	0	800	0	0	0	0	0	210	0	590	0	0	800
106	597	Var Locs - Customer Support - SOGR	CW	S4	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	150	0	0	150
1	599	60 Queen St W-Air Conditioning System and Electric	27	S2	03	271	0	0	0	0	271	0	271	0	0	0	0	0	0	0	271	0	0	271
29	612	40 College-Fire Alarm and Fish Pond	27	S2	03	1,656	0	0	0	0	1,656	0	1,656	0	0	0	0	0	905	0	751	0	0	1,656
0	633	703 Don Mills-Relocate Comm. Services Room	26	S2	03	326	0	0	0	0	326	0	326	0	0	0	0	0	280	0	46	0	0	326
37	634	40 College - Rpl Hot water Recirculation Lines	27	S2	03	110	0	0	0	0	110	0	110	0	0	0	0	0	0	0	110	0	0	110
28	640	146 The East Mall-New Cremation Room	05	S2	03	213	0	0	0	0	213	0	213	0	0	0	0	0	48	0	165	0	0	213
100	660	Var Locs - BAS & Component Renewals	CW	S2	03	95	0	0	0	0	95	0	95	0	0	0	0	0	95	0	0	0	0	95
103	662	Var Locs - BAS & Component Renewals	CW	S4	03	1,500	0	0	0	0	1,500	0	1,500	0	0	0	0	0	0	0	1,500	0	0	1,500
40	719	91 Front Street E-Provide 5000A Main breaker	28	S2	03	42	0	0	0	0	42	0	42	0	0	0	0	0	42	0	0	0	0	42
55	725	40 College Street-Major control modernization	20	S2	03	350	0	0	0	0	350	0	350	0	0	0	0	0	0	0	350	0	0	350
64	823	170 Jarvis Street-Various SOGR	27	S2	03	322	0	0	0	0	322	0	322	0	0	0	0	0	322	0	0	0	0	322
93	843	40 College - Replace Fuel Tank for Generator	27	S2	03	328	0	0	0	0	328	0	328	0	0	0	0	0	0	0	328	0	0	328
102	845	Energy Audits & Monitoring Systems	CW	S2	04	125	0	0	0	0	125	0	125	0	0	0	0	0	0	0	125	0	0	125
25	847	VarLoc - Repl Diesel with NG Generators	CW	S2	01	2,277	1,798	0	0	0	4,075	0	4,075	0	0	0	0	0	0	0	4,075	0	0	4,075





**CITY OF TORONTO**

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

**Facilities Management and Real Estate**

Sub-Project No.	Project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments									Current and Future Year Cash Flow Commitments Financed By													
					2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing					
<b>FAC906395 Mechanical and Electrical</b>																											
43	934	703 Don Mills-Rpl Emerg Gen Stacks	26	S4	03	650	0	0	0	0	650	0	650	0	0	0	0	0	0	0	0	0	0	0	650	0	650
500	936	4330 Dufferin St-Upgrade HVAC for FIRE 3rd floor	08	S4	03	100	1,200	0	0	0	1,300	0	1,300	0	0	0	0	0	0	0	0	0	0	0	1,300	0	1,300
109	940	100 Queen W-CC- HVAC	27	S4	03	225	1,785	0	0	0	2,010	0	2,010	0	0	0	0	0	0	0	0	0	0	2,010	0	2,010	
500	941	703 Don Mills-Relocate Com Services Room	26	S5	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	0	0	100	0	100	
500	942	703 Don Mills - Resiliency (Design)	26	S4	03	100	664	0	0	0	764	0	764	0	0	0	0	0	0	0	0	0	0	764	0	764	
Sub-total						28,709	17,483	2,500	0	0	48,692	0	48,692	228	0	0	0	0	0	3,464	0	45,001	0	48,693			
<b>FAC906396 Sitework</b>																											
49	43	87 Main St-Asphalt Pavement,ext/int repainting	32	S2	03	314	0	0	0	0	314	0	314	0	0	0	0	0	0	0	0	0	0	314	0	314	
48	58	666 Renforth Dr-Asphalt Pavement Replace	03	S2	03	74	0	0	0	0	74	0	74	0	0	0	0	0	0	0	0	0	0	74	0	74	
50	69	840 Gerrard St-Masonry repairs & waterproofing	30	S2	03	122	0	0	0	0	122	0	122	0	0	0	0	0	0	0	0	0	0	122	0	122	
11	72	308 Prince Edward-Crawlspace Ventilation,Drain and	05	S2	03	11	0	0	0	0	11	0	11	0	0	0	0	0	1	0	0	0	10	0	11		
36	99	3061 Birchmount Rd-Asphalt Pavement,Curbs	39	S2	03	161	0	0	0	0	161	0	161	81	0	0	0	0	0	0	0	0	0	80	0	161	
22	133	850 Coxwell-exterior pavers, curbs and finishes	29	S2	03	703	0	0	0	0	703	0	703	0	0	0	0	0	0	0	0	0	0	703	0	703	
78	145	1549 Albion-Asphalt Pavement Replacement	01	S4	03	15	333	0	0	0	348	0	348	0	0	0	0	0	0	0	0	0	0	348	0	348	
117	147	140 Landsdowne-Sitework Roofing & Windows (FH426)	14	S4	03	650	250	0	0	0	900	0	900	0	0	0	0	0	0	0	0	0	0	900	0	900	
118	148	33 Claremont-Sitework Roofing & Mech (FireHall 33)	19	S4	03	625	400	0	0	0	1,025	0	1,025	0	0	0	0	0	0	0	0	0	0	1,025	0	1,025	
119	149	1549 Albion-Sitework Doors & Mech (Fire Hall 413)	01	S4	03	615	0	0	0	0	615	0	615	0	0	0	0	0	0	0	0	0	0	615	0	615	
119	150	260 Adelaide W-H&S pavement repair Fire Hall 312	20	S4	03	10	150	0	0	0	160	0	160	0	0	0	0	0	0	0	0	0	0	160	0	160	
Sub-total						3,300	1,133	0	0	0	4,433	0	4,433	81	0	0	0	0	0	1	0	4,351	0	4,433			
<b>FAC906397 Renovations</b>																											
24	14	100 Turnberry-Rpl Paving,Floor,Painting,CeilingTil	17	S2	03	247	0	0	0	0	247	0	247	123	0	0	0	0	0	0	0	0	0	124	0	247	
8	16	1300 Sheppard Ave-Interior Repainting & Various Ar	08	S2	03	366	0	0	0	0	366	0	366	0	0	0	0	0	0	191	0	0	175	0	366		
57	54	Mgmt&Audits of Movable Assets@ Corp Fac	CW	S4	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	0	0	100	0	100	
51	110	170 Jarvis-Rehab Front Elevation & Int. Fin	27	S2	03	587	0	0	0	0	587	0	587	0	0	0	0	0	0	0	0	0	0	587	0	587	

**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														
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing				
<u>FAC906397 Renovations</u>																											
37	113	3300 Bayview-Various Arch Element Rpl	24	S2	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	125	0	25	0	150			
13	136	55 John St-Metro Hall Upgrades	20	S2	03	1,099	0	0	0	0	1,099	0	1,099	0	0	0	0	0	0	0	0	1,099	0	1,099	0	1,099	
36	145	Various Facilities-Feasibility Study on Special Pr	CW	S2	03	60	0	0	0	0	60	0	60	0	0	0	0	0	60	0	0	0	0	60	0	60	
52	146	Feasibility Study on Special projects	CW	S2	03	94	0	0	0	0	94	0	94	0	0	0	0	0	94	0	0	0	0	94	0	94	
60	147	Feasibility Study on Special projects	CW	S4	03	499	0	0	0	0	499	0	499	0	0	0	0	0	0	0	0	499	0	499	0	499	
12	247	Var Locs - EMS - SOGR Work at Facilities	08	S2	03	216	0	0	0	0	216	0	216	101	0	0	0	0	0	0	0	116	0	216	0	216	
66	250	150 Borough Dr-Albert Campbell Square Park Rehabil	38	S2	03	1,441	0	0	0	0	1,441	0	1,441	0	0	0	280	0	1,161	0	0	0	0	1,441	0	1,441	
35	273	135 Davenport-Replace Existing Vinyl Flooring	27	S2	03	111	0	0	0	0	111	0	111	0	0	0	0	0	0	0	111	0	111	0	111		
34	282	3111 Lake Shore W-Renovations and Sitework	06	S2	03	994	0	0	0	0	994	0	994	0	0	0	0	0	0	0	994	0	994	0	994		
0	298	St. Lawrence Market-South Renovations	28	S2	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	0	0	150	0	150		
108	300	St. Lawrence Market-South Renovations	28	S5	03	400	0	0	0	0	400	0	400	0	0	0	0	0	0	0	0	0	400	0	400		
53	301	170 Jarvis-Renew Interior Finishes	27	S3	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	150	0	150	0	150		
54	302	1300 Sheppard-Variou Arch Mech Elect SOGR project	08	S3	03	335	0	0	0	0	335	0	335	0	0	0	0	0	0	0	335	0	335	0	335		
71	303	126 Pape-Washrooms Kitchen Exterior	30	S4	03	45	396	0	0	0	441	0	441	220	0	0	0	0	0	0	221	0	441	0	441		
74	304	100 Turnberry-RenovateWashrrom FrontEntranceDoor	17	S4	03	5	45	0	0	0	50	0	50	24	0	0	0	0	0	0	26	0	50	0	50		
79	305	Var Locs-Signage for Various Corporate Facilitites	CW	S4	03	100	400	0	0	0	500	0	500	0	0	0	0	0	0	500	0	500	0	500			
110	312	100 Queen St W- Elevators 15, 16, 17	27	S4	03	374	1,885	0	0	0	2,259	0	2,259	0	0	0	0	0	0	0	2,259	0	2,259	0	2,259		
Sub-total						7,523	2,726	0	0	0	10,249	0	10,249	468	0	0	0	280	0	1,631	0	7,321	550	10,249			
<u>FAC906398 Capital Construction</u>																											
62	12	160 Eglinton - Central Eglinton Community Centre	22	S2	03	83	0	0	0	0	83	0	83	0	0	0	0	0	83	0	0	0	83	0	83		
Sub-total						83	0	0	0	0	83	0	83	0	0	0	0	0	83	0	0	0	83	0	83		
<u>FAC906399 Emergency</u>																											
41	12	Various locations-Emergency Capital Repairs	CW	S2	01	90	0	0	0	0	90	0	90	0	0	0	0	0	90	0	0	0	90	0	90		
48	13	Various Locations - Emergency Capital Repairs	CW	S2	01	724	0	0	0	0	724	0	724	0	0	0	0	0	724	0	0	0	724	0	724		

Report Phase 2 - Program 08 Facilities Management and Real Estate Program Phase 2 Part B Sub-Project Status S2 Part C Sub-Project Status S2,S3,S4,S5 Sub-Project Category 01,02,03,04,05,06,07 User Fields ALL

## 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																		
							2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing							
<b>FAC906399 Emergency</b>																															
61	14		Emergency Capital Repairs	CW	S4	01	2,367	0	0	0	0	2,367	0	2,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,367	0	2,367
0	28		Var Loc - Emergency Capital Repairs	CW	S2	03	3	0	0	0	0	3	0	3	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3	
			Sub-total				3,184	0	0	0	0	3,184	0	3,184	0	0	0	0	0	0	0	0	817	0	2,367	0	0	0	2,367	0	3,184
<b>FAC907227 Corporate Facilities Refurbishment Program</b>																															
79	6		CFRP Phase II - Project 6 - Various Clients & Loc.	CW	S2	04	433	0	0	0	0	433	0	433	0	0	0	0	0	0	0	0	183	0	250	0	0	0	250	0	433
103	7		CFRP Phase II - Project 7 - Various Clients & Loc.	CW	S2	04	700	0	0	0	0	700	0	700	0	0	0	0	0	0	0	0	336	0	364	0	0	0	364	0	700
93	8		CFRP Phase II - Project 8 - Various Clients & Loc	CW	S4	04	1,000	0	0	0	0	1,000	0	1,000	0	0	0	0	0	0	0	0	0	0	0	1,000	0	0	1,000	0	1,000
			Sub-total				2,133	0	0	0	0	2,133	0	2,133	0	0	0	0	0	0	0	0	519	0	1,614	0	0	0	1,614	0	2,133
<b>FAC907228 Yards Consolidation Study</b>																															
102	3		Yards & City Wide Property Audit	CW	S2	04	340	0	0	0	0	340	0	340	0	0	0	0	0	0	0	0	340	0	0	0	0	0	0	0	340
89	4		Yards Studies	CW	S2	03	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	0	0	0	0	0	0	200
			Sub-total				540	0	0	0	0	540	0	540	0	0	0	0	0	0	0	0	540	0	0	0	0	0	0	0	540
<b>FAC907388 Bathrust Street Silos</b>																															
0	1		Silo Stabilization	20	S2	03	203	0	0	0	0	203	0	203	0	0	0	203	0	0	0	0	0	0	0	0	0	0	0	0	203
			Sub-total				203	0	0	0	0	203	0	203	0	0	0	203	0	0	0	0	0	0	0	0	0	0	0	0	203
<b>FAC907554 St. Lawrence Market North Property</b>																															
6	2		Redevelopment of St. Lawrence Market North	28	S2	04	17,438	46,831	21,715	0	0	85,984	0	85,984	0	0	5,000	3,125	0	0	0	32,000	0	10,400	35,459	0	0	0	35,459	85,984	
3	3		SLM North - Additional Funding for Moving Costs	28	S2	04	0	0	400	0	0	400	0	400	0	0	0	400	0	0	0	0	0	0	0	0	0	0	0	0	400
			Sub-total				17,438	46,831	22,115	0	0	86,384	0	86,384	0	0	5,000	3,525	0	0	0	32,000	0	10,400	35,459	0	0	0	35,459	86,384	
<b>FAC907576 Old City Hall Revitalization</b>																															
2	1		HVAC and Electrical Upgrades	27	S2	03	4,111	0	0	0	0	4,111	0	4,111	0	0	0	0	0	0	0	203	0	3,908	0	0	0	0	3,908	4,111	
			Sub-total				4,111	0	0	0	0	4,111	0	4,111	0	0	0	0	0	0	0	203	0	3,908	0	0	0	0	3,908	4,111	
<b>FAC907577 SOGR and Base Building Improvements</b>																															
0	3		SOGR Funding - Design	CW	S4	03	500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	0	0	0	500	0	0	500	500	
			Sub-total				500	0	0	0	0	500	0	500	0	0	0	0	0	0	0	0	0	0	0	0	500	0	0	500	
<b>FAC907744 Security</b>																															

## CITY OF TORONTO

## Gross Expenditures (\$000's)

## Appendix 4

## Facilities Management and Real Estate

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											
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>FAC907744 Security</u>																								
88	5	Re-Design Security Control Centre	26	S2	03	200	0	0	0	0	200	0	200	0	0	0	0	0	0	200	0	0	0	200
96	6	CCTV Infrastructure Enhancement	CW	S2	04	1,544	1,000	1,000	0	0	3,544	0	3,544	0	0	0	0	0	0	0	0	3,544	0	3,544
95	11	Var Locs - Global Corp Security Program	CW	S2	01	225	0	0	0	0	225	0	225	0	0	0	0	0	225	0	0	0	225	
97	12	Var Locs - Global Corp Security Program	CW	S4	01	1,150	0	0	0	0	1,150	0	1,150	0	0	0	0	0	0	0	1,150	0	1,150	
98	21	Physical Security Capital Plans - 2015	CW	S4	03	700	0	0	0	0	700	0	700	0	0	0	0	0	0	0	700	0	700	
		Sub-total				3,819	1,000	1,000	0	0	5,819	0	5,819	0	0	0	0	0	425	0	5,394	0	5,819	
<u>FAC907810 Repair to Western Gap Breakwall</u>																								
0	1	Repair to Western Gap Breakwall	30	S2	03	19	0	0	0	0	19	0	19	0	0	0	19	0	0	0	0	0	19	
		Sub-total				19	0	0	0	0	19	0	19	0	0	0	19	0	0	0	0	0	19	
<u>FAC908014 Toronto Strong Neighbourhoods Strategy</u>																								
0	2	TSNS - Mornelle Court Hub (POL2)	43	S4	04	380	0	0	0	0	380	0	380	0	0	0	0	0	0	0	380	0	380	
		Sub-total				380	0	0	0	0	380	0	380	0	0	0	0	0	0	0	380	0	380	
<u>FAC908129 Property Acquisitions</u>																								
94	1	Strategic Property Acquisitions	CW	S4	05	10,000	0	0	0	0	10,000	0	10,000	0	0	0	10,000	0	0	0	0	0	10,000	
		Sub-total				10,000	0	0	0	0	10,000	0	10,000	0	0	0	10,000	0	0	0	0	0	10,000	
<u>TRP907009 Nathan Phillips Square</u>																								
0	6	100 QueenSt -Nathan Phillips Square Revitalization	27	S2	03	3,754	0	0	0	0	3,754	0	3,754	0	0	0	3,754	0	0	0	0	0	3,754	
		Sub-total				3,754	0	0	0	0	3,754	0	3,754	0	0	0	3,754	0	0	0	0	0	3,754	
<u>UNS907229 Union Station Revitalization</u>																								
0	18	North West PATH	28	S2	04	10,866	10,500	10,000	0	0	31,366	0	31,366	22,081	0	0	2,070	0	0	0	6,785	430	31,366	
0	27	Additional Funding for North West PATH	28	S2	04	0	18,000	8,000	0	0	26,000	0	26,000	13,000	0	0	0	0	0	0	13,000	0	26,000	
		Sub-total				10,866	28,500	18,000	0	0	57,366	0	57,366	35,081	0	0	2,070	0	0	0	19,785	430	57,366	
<u>UNS907600 Union Station Redevelopment and Revitalization</u>																								
0	4	Internal (City) Charges	28	S2	04	500	0	0	0	0	500	0	500	0	0	0	0	0	0	500	0	500		
0	12	Fees and Permits - Additional Funding	28	S2	04	97	1,000	0	0	0	1,097	0	1,097	0	0	0	0	0	0	1,097	0	1,097		
0	13	Fees & Permits - Additional 2014	28	S2	04	0	236	250	0	0	486	0	486	0	0	0	486	0	0	0	0	0	486	

**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												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
<u>UNS907600 Union Station Redevelopment and Revitalization</u>																									
0	14	Internal City Charges - Additional 2014	28	S2	04	200	400	200	0	0	800	0	800	0	0	0	0	800	0	0	0	0	0	0	800
Sub-total						797	1,636	450	0	0	2,883	0	2,883	0	0	0	0	1,286	0	0	0	1,597	0	2,883	
<u>UNS907745 USR - Construction Contracts</u>																									
0	1	Phase 1 - Construction	28	S2	04	34,160	0	0	0	0	34,160	0	34,160	0	11,330	0	0	0	0	0	0	22,830	0	34,160	
0	2	Phase 2 - Construction	28	S2	04	30,766	46,569	16,065	0	0	93,400	0	93,400	30,185	35,834	0	0	0	0	0	7,916	6,855	12,610	93,400	
0	3	Phase 3 - Construction	28	S2	04	9,235	20,466	5,499	0	0	35,200	0	35,200	19,386	5,464	0	0	0	0	0	2,813	449	7,088	35,200	
0	4	Phase 4 - Construction	28	S2	04	0	17,000	0	0	0	17,000	0	17,000	0	0	0	0	0	0	0	0	0	17,000	17,000	
0	5	Phase 5 - Construction	28	S2	04	0	4,480	0	0	0	4,480	0	4,480	0	0	0	0	0	0	0	0	0	4,480	4,480	
0	6	Other Construction	28	S2	04	1,695	1,749	0	0	0	3,444	0	3,444	1,626	0	0	175	0	0	0	0	958	685	3,444	
0	12	Third Party Construction	28	S2	04	14,328	2,000	3,200	0	0	19,528	0	19,528	19,028	0	0	0	0	0	0	500	0	0	19,528	
0	14	Adjustments - Construction Contracts 2013	28	S2	04	3,869	0	0	0	0	3,869	0	3,869	252	2,533	0	0	0	0	0	0	261	823	3,869	
0	15	Heritage Lighting	28	S2	04	1,300	0	0	0	0	1,300	0	1,300	0	0	0	0	1,300	0	0	0	0	0	1,300	
0	16	Construction Cost Adjustments - 2014	28	S2	04	20,840	910	7,435	0	0	29,185	0	29,185	0	0	0	0	15,975	0	0	0	0	13,210	29,185	
0	17	Heritage Lighting - Additional for Great Hall	28	S2	04	750	0	0	0	0	750	0	750	0	0	0	0	750	0	0	0	0	0	750	
Sub-total						116,943	93,174	32,199	0	0	242,316	0	242,316	70,477	55,161	0	175	18,025	0	0	11,229	31,353	55,896	242,316	
<u>UNS907746 USR - Professional Services</u>																									
0	2	Phase 2 - Professional Services	28	S2	04	1,734	0	0	0	0	1,734	0	1,734	0	1,201	0	0	0	0	0	0	533	0	1,734	
0	3	Phase 3 - Professional Services	28	S2	04	240	0	0	0	0	240	0	240	0	133	0	0	0	0	0	0	107	0	240	
0	4	Phase 4 - Professional Services	28	S2	04	0	204	0	0	0	204	0	204	0	0	0	0	0	0	0	0	0	204	204	
0	5	Phase 5 - Professional Services	28	S2	04	0	79	0	0	0	79	0	79	0	0	0	0	0	0	0	0	0	79	79	
0	6	Other Professional Services	28	S2	04	752	0	0	0	0	752	0	752	0	0	0	0	0	0	0	0	752	0	752	
0	11	Adjustments - Professional Services 2013	28	S2	04	260	501	0	0	0	761	0	761	0	761	0	0	0	0	0	0	0	0	761	
0	12	UNS - Walks and Garden Trust Commemoration	28	S2	03	208	0	0	0	0	208	0	208	0	0	0	0	208	0	0	0	0	0	208	
0	13	Professional Fees Adjustments - 2014	28	S2	04	1,066	1,346	600	0	0	3,012	0	3,012	0	85	0	0	2,739	0	0	0	0	188	3,012	

**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												
						2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
UNSR07746 USR - Professional Services																								
0	14	Heritage Interpretation Plan - Additional Funding	28	S2	04	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	200			
Sub-total						4,460	2,130	600	0	0	7,190	0	7,190	0	2,180	0	0	3,147	0	0	0	1,392	471	7,190
<b>Total Program Expenditure</b>						248,296	207,643	86,172	130	133	542,374	0	542,374	108,499	58,841	5,000	5,770	43,380	0	41,722	14,729	171,630	92,806	542,376

**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													
		2015	2016	2017	2018	2019	Total 2015-2019	Total 2020-2024	Total 2015-2024	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				42,163	44,576	21,760	0	0	108,499	0	108,499	108,499	0	0	0	0	0	0	0	0	108,499	
		Federal Subsidy				26,402	30,374	2,065	0	0	58,841	0	58,841	0	58,841	0	0	0	0	0	0	0	58,841	
		Development Charges				5,000	0	0	0	0	5,000	0	5,000	0	0	5,000	0	0	0	0	0	0	5,000	
		Reserves (Ind. "XQ" Ref.)				0	3,300	2,470	0	0	5,770	0	5,770	0	0	5,770	0	0	0	0	0	0	5,770	
		Reserve Funds (Ind."XR" Ref.)				31,875	3,120	8,385	0	0	43,380	0	43,380	0	0	43,380	0	0	0	0	0	0	43,380	
		Other1 (Internal)				12,722	19,000	10,000	0	0	41,722	0	41,722	0	0	0	0	41,722	0	0	0	0	41,722	
		Other2 (External)				2,938	6,452	5,339	0	0	14,729	0	14,729	0	0	0	0	14,729	0	0	0	0	14,729	
		Debt				98,409	51,001	21,957	130	133	171,630	0	171,630	0	0	0	0	0	0	171,630	0	0	171,630	
		Debt - Recoverable				28,789	49,821	14,196	0	0	92,806	0	92,806	0	0	0	0	0	0	0	92,806	0	92,806	
<b>Total Program Financing</b>						<b>248,297</b>	<b>207,644</b>	<b>86,172</b>	<b>130</b>	<b>133</b>	<b>542,376</b>	<b>0</b>	<b>542,376</b>	<b>108,499</b>	<b>58,841</b>	<b>5,000</b>	<b>5,770</b>	<b>43,380</b>	<b>0</b>	<b>41,722</b>	<b>14,729</b>	<b>171,630</b>	<b>92,806</b>	<b>542,376</b>

<b>Status Code</b>	<b>Description</b>
S2	S2 Prior Year (With 2015 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2015 and/or Future Year Cost\Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

<b>Category Code</b>	<b>Description</b>
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

### 2015 Recommended Capital Budget with Financing Detail



(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**

Priority	Project	Project Name	Start Date	Completion Date	2015	Financing										
					Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable	
<b>0 FAC906179 Special Corporate Projects</b>																
0	41	Old City Hall - New and Reconfigured Space Studies	01/01/2012	12/31/2012	220	220	0	0	0	0	0	0	0	0	0	0
0	55	1251 Bridletowne Circle Acquistion	11/01/2011	12/31/2015	230	0	0	0	0	230	0	0	0	0	0	0
91	34	Westwood	01/01/2011	12/31/2012	6,436	0	0	0	0	6,436	0	0	0	0	0	0
99	42	Facilities Preventive Maintenance System - Phase 2	01/01/2013	12/31/2015	1,285	0	0	0	0	0	0	0	0	1,285	0	0
100	49	COO Business Intelligence Tool (MRI)	01/01/2014	12/31/2016	940	0	0	0	0	0	0	65	0	875	0	0
101	51	PTP Implementation	01/01/2014	12/31/2015	1,346	0	0	0	0	0	0	0	0	1,346	0	0
114	53	Contractor Status Update Application - Phase II	01/01/2015	12/31/2015	170	0	0	0	0	0	0	0	0	170	0	0
115	52	Request for Service Web System - Version 2	01/01/2015	12/31/2016	80	0	0	0	0	0	0	0	0	80	0	0
<b>Project Sub-total:</b>					10,707	220	0	0	0	6,666	0	65	0	3,756	0	0
<b>0 FAC906391 Environmental</b>																
49	38	Emergency Environmental Remediation	01/01/2014	01/01/2015	150	0	0	0	0	0	0	0	0	150	0	0
55	47	Designated Substance&Environmental Work	01/01/2015	01/01/2016	1,039	0	0	0	0	0	0	0	0	1,039	0	0
58	39	Emergency Environmental Remediation	01/01/2015	01/01/2016	257	0	0	0	0	0	0	0	0	257	0	0
82	49	150 Borough-Asbestos Remediation in Atrium Areas	01/01/2015	12/31/2018	120	0	0	0	0	0	0	0	0	120	0	0
<b>Project Sub-total:</b>					1,566	0	0	0	0	0	0	0	0	1,566	0	0
<b>0 FAC906392 Barrier Free/Equity</b>																
59	19	Barrier Free Essential Audits & Retrofits	01/01/2015	12/31/2015	987	0	0	0	0	0	0	0	0	987	0	0
<b>Project Sub-total:</b>					987	0	0	0	0	0	0	0	0	987	0	0
<b>0 FAC906393 Re-roofing</b>																
5	71	18 Dyas-Replacement of Warehouse Roof and Parking	01/01/2013	12/31/2014	100	0	0	0	0	0	0	0	0	100	0	0
11	16	89 Northline-Rpl Roof Section	01/01/2013	12/31/2014	209	0	0	0	0	0	0	0	0	209	0	0
23	21	Various Locations -Police Tower Sites-Replacement	01/01/2013	12/31/2014	90	0	0	0	0	0	0	72	0	18	0	0
27	93	150 Disco - Roof Membrane Replacement	01/01/2013	12/31/2014	190	0	0	0	0	0	0	190	0	0	0	0
31	68	799 Islington Ave - Roofing Membrane	01/01/2013	12/31/2014	232	0	0	0	0	0	0	198	0	34	0	0
32	3	20 Beffort-Replace Roofing Systems	01/01/2014	12/31/2015	152	0	0	0	0	0	0	0	0	152	0	0
39	59	37 Lapsley-Replace roofing systems	01/01/2014	12/31/2015	210	0	0	0	0	0	0	0	0	210	0	0
40	69	740 Markham-Re-roofing	01/01/2014	12/31/2015	181	0	0	0	0	0	0	0	0	181	0	0
42	101	20 Balmoral-Re-roofing	01/01/2014	01/01/2015	164	0	0	0	0	0	0	0	0	164	0	0
44	43	475 Dundas St. E-Repl of Flat Roof	01/01/2014	12/31/2015	221	0	0	0	0	0	0	0	0	221	0	0
46	66	40 Coronation-Roofing Systems	01/01/2014	12/31/2015	215	0	0	0	0	0	0	0	0	215	0	0
63	128	14 Dyas-Repair Lower Roof	01/01/2015	12/31/2016	6	0	0	0	0	0	0	0	0	6	0	0
76	129	75 Eglinton W-Rpl Flat Roofing	01/01/2015	12/31/2016	25	0	0	0	0	0	0	0	0	25	0	0





## CITY OF TORONTO

## Appendix 5

## Facilities Management and Real Estate

## Sub-Project Summary

Project/Financing		2015		Financing										
				Start Date	Completion Date	Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2
Priority	Project	Project Name												
<b>0</b>	<b>FAC906394</b>	<b>Structural/Building Envelope</b>												
104	350 3111	Lake Shore W-Building Envelope Restoration	01/01/2014	12/31/2014	36	0	0	0	0	0	0	36	0	0
107	193 SOGR @	Leased Facilities/Properties	01/01/2015	12/31/2015	1,000	0	0	0	0	0	0	0	0	1,000
113	362 5100	Yonge-Rpl Window Glazing System, Roof Membrane	01/01/2015	12/31/2018	450	0	0	0	0	0	0	0	0	450
<b>Project Sub-total:</b>					<b>14,274</b>	<b>393</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,514</b>	<b>100</b>	<b>12,267</b>
<b>0</b>	<b>FAC906395</b>	<b>Mechanical and Electrical</b>												
0	633 703	Don Mills-Relocate Comm. Services Room	01/01/2013	12/31/2013	326	0	0	0	0	0	0	280	0	46
1	599 60	Queen St W-Air Conditioning System and Electric	01/01/2008	12/31/2014	271	0	0	0	0	0	0	0	0	271
4	415	Various Locations_Installation of New Backflow Pre	01/01/2013	12/31/2016	1,483	0	0	0	0	0	0	0	0	1,483
7	257 111	Wellesley St. E -Various Projects	01/01/2013	12/31/2015	732	0	0	0	0	0	0	77	0	655
8	142 Var	Locs - CO/NOx Monitoring Systems in Apparatus	01/01/2013	12/31/2014	44	0	0	0	0	0	0	44	0	0
9	18 703	Don Mills-Chiller Replacement	01/01/2013	12/31/2016	2,178	0	0	0	0	0	0	0	0	2,178
9	239 Var	Fire Halls-CO/NOx Monitoring, Unit Heaters	01/01/2013	12/31/2014	29	0	0	0	0	0	0	3	0	26
10	417 1300	Sheppard W-Fire Alarm, HVAC, Building Envelope	01/01/2013	12/31/2014	380	0	0	0	0	0	0	0	0	380
12	520 91	Front E-Supply and Installation of Switchgear	01/01/2013	12/31/2013	31	0	0	0	0	0	0	31	0	0
12	589	Various locations Site-Elevator Machine Rm work	01/01/2013	12/14/2014	800	0	0	0	0	0	0	210	0	590
14	855 5700	Bathurst-Elevator Modernization	01/01/2014	12/31/2015	134	0	0	0	0	0	0	0	0	134
17	850 157	King E-RehabCopulaStructuralElementsTempAC	01/01/2014	12/31/2015	1,425	0	0	0	0	0	0	0	0	1,425
20	853 4330	Dufferin-Suppy Fan S-8 for North Wing	01/01/2014	12/31/2015	393	0	0	0	0	0	0	0	0	393
21	848 100	Queen W-Grid HangersPhaseRefrigerationPlantRef	01/01/2014	12/31/2015	4,490	0	0	0	0	0	0	0	0	4,490
23	232 277	Victoria St-Rpl Main Switchboard	01/01/2014	12/31/2015	684	0	0	0	0	0	0	0	0	684
25	847 Var	Loc - Repl Diesel with NG Generators	01/01/2014	12/31/2016	2,277	0	0	0	0	0	0	0	0	2,277
26	851 242	Milner-Humidifier Air Handling Units	01/01/2014	12/31/2015	400	0	0	0	0	0	0	0	0	400
27	852 40	College-Rpl Fire Pump	01/01/2014	12/31/2015	51	0	0	0	0	0	0	0	0	51
28	640 146	The East Mall-New Cremation Room	01/01/2013	12/31/2014	213	0	0	0	0	0	0	48	0	165
29	612 40	College-Fire Alarm and Fish Pond	01/01/2013	12/31/2015	1,656	0	0	0	0	0	0	905	0	751
29	915 146	The East Mall-HVAC System for Dog Kennel Area	01/01/2014	12/31/2015	157	0	0	0	0	0	0	0	0	157
31	854 5100	Yonge-RooftopUnits, AHU F-2, Drainage Piping	01/01/2014	12/31/2015	1,264	0	0	0	0	0	0	0	0	1,264
37	634 40	College - Rpl Hot water Recirculation Lines	01/01/2013	12/31/2013	110	0	0	0	0	0	0	0	0	110
37	849 101	Coxwell-Rpl Electric Heaters Electric Heaters	01/01/2014	12/31/2015	281	0	0	0	0	0	0	0	0	281
38	921 703	Don Mills Road-Relocate CommunicatinRoom	01/01/2014	12/31/2016	500	0	0	0	0	0	0	0	0	500
40	719 91	Front Street E-Provide 5000A Main breaker	01/01/2011	12/31/2012	42	0	0	0	0	0	0	42	0	0
43	934 703	Don Mills-Rpl Emerg Gen Stacks	01/01/2015	12/31/2015	650	0	0	0	0	0	0	0	0	650
55	725 40	College Street-Major control modernization	01/01/2011	12/31/2012	350	0	0	0	0	0	0	0	0	350
64	823 170	Jarvis Street-Various SOGR	01/02/2012	12/30/2012	322	0	0	0	0	0	0	322	0	0







## CITY OF TORONTO

## Appendix 5

## Facilities Management and Real Estate

## Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2015	Financing										
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable	
<b>0</b>	<b><u>FAC906399</u></b>	<b><u>Emergency</u></b>													
0	28 Var Loc - Emergency Capital Repairs	01/01/2011	12/31/2011	3	0	0	0	0	0	0	3	0	0	0	0
41	12 Various locations-Emergency Capital Repairs	01/01/2013	12/14/2013	90	0	0	0	0	0	0	90	0	0	0	0
48	13 Various Locations - Emergency Capital Repairs	01/01/2014	12/31/2014	724	0	0	0	0	0	0	724	0	0	0	0
61	14 Emergency Capital Repairs	01/01/2015	12/31/2015	2,367	0	0	0	0	0	0	0	0	2,367	0	0
	<b>Project Sub-total:</b>			<b>3,184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>817</b>	<b>0</b>	<b>2,367</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b><u>FAC907227</u></b>	<b><u>Corporate Facilities Refurbishment Program</u></b>													
79	6 CFRP Phase II - Project 6 - Various Clients & Loc.	01/01/2013	12/31/2013	433	0	0	0	0	0	0	183	0	250	0	0
93	8 CFRP Phase II - Project 8 - Various Clients & Loc.	01/01/2015	12/31/2015	1,000	0	0	0	0	0	0	0	0	1,000	0	0
103	7 CFRP Phase II - Project 7 - Various Clients & Loc.	01/01/2014	12/31/2014	700	0	0	0	0	0	0	336	0	364	0	0
	<b>Project Sub-total:</b>			<b>2,133</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>519</b>	<b>0</b>	<b>1,614</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b><u>FAC907228</u></b>	<b><u>Yards Consolidation Study</u></b>													
89	4 Yards Studies	01/01/2011	12/31/2014	200	0	0	0	0	0	0	200	0	0	0	0
102	3 Yards & City Wide Property Audit	01/01/2014	12/31/2014	340	0	0	0	0	0	0	340	0	0	0	0
	<b>Project Sub-total:</b>			<b>540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b><u>FAC907388</u></b>	<b><u>Bathrust Street Silos</u></b>													
0	1 Silo Stabilization	01/01/2009	12/31/2014	203	0	0	0	0	203	0	0	0	0	0	0
	<b>Project Sub-total:</b>			<b>203</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>203</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b><u>FAC907554</u></b>	<b><u>St. Lawrence Market North Property</u></b>													
6	2 Redevelopment of St. Lawrence Market North	01/01/2010	12/31/2017	17,438	0	0	5,000	0	0	0	3,000	0	0	9,438	0
	<b>Project Sub-total:</b>			<b>17,438</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>0</b>	<b>0</b>	<b>9,438</b>	<b>0</b>
<b>0</b>	<b><u>FAC907576</u></b>	<b><u>Old City Hall Revitalization</u></b>													
2	1 HVAC and Electrical Upgrades	01/01/2010	12/31/2014	4,111	0	0	0	0	0	0	203	0	3,908	0	0
	<b>Project Sub-total:</b>			<b>4,111</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>203</b>	<b>0</b>	<b>3,908</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b><u>FAC907577</u></b>	<b><u>SOGR and Base Building Improvements</u></b>													
0	3 SOGR Funding - Design	01/01/2015	12/31/2015	500	0	0	0	0	0	0	0	0	500	0	0
	<b>Project Sub-total:</b>			<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b><u>FAC907744</u></b>	<b><u>Security</u></b>													
88	5 Re-Design Security Control Centre	01/01/2011	12/31/2014	200	0	0	0	0	0	0	200	0	0	0	0
95	11 Var Locs - Global Corp Security Program	01/01/2014	12/31/2014	225	0	0	0	0	0	0	225	0	0	0	0
96	6 CCTV Infrastructure Enhancement	01/01/2011	12/31/2016	1,544	0	0	0	0	0	0	0	0	1,544	0	0
97	12 Var Locs - Global Corp Security Program	01/01/2015	12/31/2015	1,150	0	0	0	0	0	0	0	0	1,150	0	0



## CITY OF TORONTO

## Appendix 5

## Facilities Management and Real Estate

## Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2015	Financing												
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable			
<b>0</b>	<b><u>FAC907744</u></b>	<b><u>Security</u></b>															
98	21 Physical Security Capital Plans - 2015	01/01/2015	12/31/2015	700	0	0	0	0	0	0	0	0	0	0	700	0	
	<b>Project Sub-total:</b>			3,819	0	0	0	0	0	0	0	425	0	3,394	0		
<b>0</b>	<b><u>FAC907810</u></b>	<b><u>Repair to Western Gap Breakwall</u></b>															
0	1 Repair to Western Gap Breakwall	01/01/2012	12/31/2012	19	0	0	0	0	19	0	0	0	0	0	0	0	
	<b>Project Sub-total:</b>			19	0	0	0	0	19	0	0	0	0	0	0	0	
<b>0</b>	<b><u>FAC908014</u></b>	<b><u>Toronto Strong Neighbourhoods Strategy</u></b>															
0	2 TSNS - Mornelle Court Hub (POL2)	01/01/2015	06/30/2016	380	0	0	0	0	0	0	0	0	0	380	0		
	<b>Project Sub-total:</b>			380	0	0	0	0	0	0	0	0	0	380	0		
<b>0</b>	<b><u>FAC908129</u></b>	<b><u>Property Acquisitions</u></b>															
94	1 Strategic Property Acquisitions	01/01/2015	12/31/2015	10,000	0	0	0	0	10,000	0	0	0	0	0	0	0	
	<b>Project Sub-total:</b>			10,000	0	0	0	0	10,000	0	0	0	0	0	0	0	
<b>0</b>	<b><u>UNS907229</u></b>	<b><u>Union Station Revitalization</u></b>															
0	18 North West PATH	10/10/2010	12/31/2017	10,866	10,866	0	0	0	0	0	0	0	0	0	0	0	
	<b>Project Sub-total:</b>			10,866	10,866	0	0	0	0	0	0	0	0	0	0	0	
<b>0</b>	<b><u>UNS907600</u></b>	<b><u>Union Station Redevelopment and Revitalization</u></b>															
0	4 Internal (City) Charges	06/01/2009	12/31/2015	500	0	0	0	0	0	0	0	0	0	500	0		
0	12 Fees and Permits - Additional Funding	01/01/2013	12/31/2016	97	0	0	0	0	0	0	0	0	0	97	0		
0	14 Internal City Charges - Additional 2014	01/01/2014	12/31/2016	200	0	0	0	0	200	0	0	0	0	0	0		
	<b>Project Sub-total:</b>			797	0	0	0	0	200	0	0	0	0	597	0		
<b>0</b>	<b><u>UNS907745</u></b>	<b><u>USR - Construction Contracts</u></b>															
0	1 Phase 1 - Construction	01/01/2010	12/31/2014	34,160	0	11,330	0	0	0	0	0	0	0	22,830	0		
0	2 Phase 2 - Construction	01/01/2013	12/31/2017	30,766	12,251	8,025	0	0	0	0	0	2,025	6,855	1,610			
0	3 Phase 3 - Construction	01/01/2014	12/31/2017	9,235	2,638	2,835	0	0	0	0	0	813	449	2,500			
0	6 Other Construction	01/01/2011	12/31/2016	1,695	853	0	0	0	0	0	0	0	500	342			
0	12 Third Party Construction	01/01/2012	09/30/2017	14,328	14,328	0	0	0	0	0	0	0	0	0			
0	14 Adjustments - Construction Contracts 2013	01/01/2013	12/31/2013	3,869	252	2,533	0	0	0	0	0	0	261	823			
0	15 Heritage Lighting	01/01/2012	12/31/2014	1,300	0	0	0	0	1,300	0	0	0	0	0			
0	16 Construction Cost Adjustments - 2014	01/01/2014	12/31/2017	20,840	0	0	0	0	7,685	0	0	0	0	13,155			
0	17 Heritage Lighting - Additional for Great Hall	01/13/2014	12/31/2014	750	0	0	0	0	750	0	0	0	0	0			
	<b>Project Sub-total:</b>			116,943	30,322	24,723	0	0	9,735	0	0	2,838	30,895	18,430			
<b>0</b>	<b><u>UNS907746</u></b>	<b><u>USR - Professional Services</u></b>															
0	2 Phase 2 - Professional Services	01/01/2011	03/31/2015	1,734	0	1,201	0	0	0	0	0	0	533	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**

Priority	Project	Project Name	Start Date	Completion Date	2015	Financing												
					Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable			
<b>0</b>	<b>UNS907746</b>	<b>USR - Professional Services</b>																
0		3 Phase 3 - Professional Services	01/01/2015	12/31/2016	240	0	133	0	0	0	0	0	0	0	0	107	0	
0		6 Other Professional Services	01/01/2011	12/31/2017	752	0	0	0	0	0	0	0	0	0	0	752	0	
0		11 Adjustments - Professional Services 2013	01/01/2013	12/31/2017	260	0	260	0	0	0	0	0	0	0	0	0	0	
0		12 UNS - Walks and Garden Trust Commemoration	10/23/2013	10/23/2015	208	0	0	0	0	208	0	0	0	0	0	0	0	
0		13 Professional Fees Adjustments - 2014	01/01/2014	12/31/2017	1,066	0	85	0	0	610	0	0	0	0	0	0	371	
0		14 Heritage Interpretation Plan - Additional Funding	01/13/2014	12/31/2014	200	0	0	0	0	200	0	0	0	0	0	0	0	
		<b>Project Sub-total:</b>			<b>4,460</b>	<b>0</b>	<b>1,679</b>	<b>0</b>	<b>0</b>	<b>1,018</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,392</b>	<b>371</b>		
<b>1</b>	<b>TRP907009</b>	<b>Nathan Phillips Square</b>																
0		6 100 QueenSt -Nathan Phillips Square Revitalization	01/01/2009	12/31/2013	3,754	0	0	0	0	3,754	0	0	0	0	0	0	0	
		<b>Project Sub-total:</b>			<b>3,754</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,754</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
		<b>Program Total:</b>			<b>248,297</b>	<b>42,163</b>	<b>26,402</b>	<b>5,000</b>	<b>0</b>	<b>31,875</b>	<b>0</b>	<b>12,722</b>	<b>2,938</b>	<b>98,409</b>	<b>28,789</b>			

<b>Status Code</b>	<b>Description</b>
S2	S2 Prior Year (With 2015 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2015 and/or Future Year Cost\Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

<b>Category Code</b>	<b>Description</b>
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

Table 11: Reserve / Reserve Fund – Program Specific (\$000s)

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Union Station Reserve Fund XR2501	Beginning Balance	13,390	13,390	1,787	(1,188)	1,282	2,482	3,682	4,882	6,082	8,082	10,082	
	(Withdrawals)												
	Union Station Revitalization Project - Capital		(8,495)	(4,175)	(7,330)								(20,000)
	<b>Total Withdrawals</b>		<b>(8,495)</b>	<b>(4,175)</b>	<b>(7,330)</b>								<b>(20,000)</b>
	Contributions												
	Net Leasing Revenues		(3,108)	1,200	9,800	1,200	1,200	1,200	1,200	2,000	2,000	2,000	18,692
	<b>Total Contributions</b>		<b>(3,108)</b>	<b>1,200</b>	<b>9,800</b>	<b>1,200</b>	<b>1,200</b>	<b>1,200</b>	<b>1,200</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>	<b>18,692</b>
<b>Total Reserve Fund Balance at Year-End</b>		<b>13,390</b>	<b>1,787</b>	<b>(1,188)</b>	<b>1,282</b>	<b>2,482</b>	<b>3,682</b>	<b>4,882</b>	<b>6,082</b>	<b>8,082</b>	<b>10,082</b>	<b>12,082</b>	<b>(1,308)</b>

\* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Provincial Offenses Courts Stabilization Reserve XQ0704	Beginning Balance	5,057	5,057	5,057	5,057	1,532	1,532	1,532	1,532	1,532	1,532	1,532	
	(Withdrawals)												
	St. Lawrence Market North Redevelopment				(3,525)								
	<b>Total Withdrawals</b>				<b>(3,525)</b>								<b>(3,525)</b>
<b>Total Reserve Fund Balance at Year-End</b>		<b>5,057</b>	<b>5,057</b>	<b>5,057</b>	<b>1,532</b>	<b>1,532</b>	<b>1,532</b>	<b>1,532</b>	<b>1,532</b>	<b>1,532</b>	<b>1,532</b>	<b>1,532</b>	<b>(3,525)</b>

\* Based on the 9 Month Variance Report

Table 12: Reserve / Reserve Fund Review - Corporate (\$000s)

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Land Acquisition Reserve Fund XR1012	Beginning Balance	113,015	113,015	98,015	90,089	90,089	86,789	86,789	86,789	86,789	86,789	86,789	
	(Withdrawals)												
	Strategic Property Acquisitions		(10,000)										(10,000)
	<b>Total Withdrawals</b>		<b>(10,000)</b>										<b>(10,000)</b>
Other Program / Agency Net (Withdrawals) and Contributions			(5,000)	(7,926)		(3,300)							(16,226)
<b>Total Reserve Fund Balance at Year-End</b>		<b>113,015</b>	<b>98,015</b>	<b>90,089</b>	<b>90,089</b>	<b>86,789</b>	<b>86,789</b>	<b>86,789</b>	<b>86,789</b>	<b>86,789</b>	<b>86,789</b>	<b>86,789</b>	<b>(26,226)</b>

\* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	
Capital Financing Reserve XQ0011	Beginning Balance	355,683	355,683	160,073	38,171	(138,738)	(181,615)	(191,171)	(153,464)	(56,291)	39,457	75,604	
	(Withdrawals)												
	St. Lawrence Market North Redevelopment Project			(15,000)									(15,000)
	Union Station Revitalization Project				(2,245)								(2,245)
	<b>Total Withdrawals</b>			<b>(17,245)</b>									<b>(17,245)</b>
Other Program / Agency Net (Withdrawals) and Contributions			(195,610)	(121,902)	(176,909)	(42,877)	(9,556)	37,707	97,173	95,748	36,147	39,049	(241,030)
<b>Total Reserve Fund Balance at Year-End</b>		<b>355,683</b>	<b>160,073</b>	<b>38,171</b>	<b>(138,738)</b>	<b>(181,615)</b>	<b>(191,171)</b>	<b>(153,464)</b>	<b>(56,291)</b>	<b>39,457</b>	<b>75,604</b>	<b>114,653</b>	<b>(258,275)</b>

\* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)	
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan		
Section 37 Reserve Fund XR3026	Beginning Balance	1,535	1,535	650	650	650	650	650	650	650	650	650	650	
	(Withdrawals)													
	St. Lawrence Market North Development		(885)											(885)
	Total Withdrawals		(885)											(1,535)
Other Program / Agency Net (Withdrawals) and Contributions														
Total Reserve Fund Balance at Year-End		1,535	650	650	650	650	650	650	650	650	650	650	650	(1,535)

\* Based on the 9 Month Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2014 *	Contributions / (Withdrawals)										2015 - 2024 Total Contributions / (Withdrawals)	
			2015 Budget	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan		
Section 45 Reserve Fund XR3028 - 4500131 (\$400K) XR3028 - 4500157 (\$500K) XR3028 - A0189/14TEY (\$100K) XR3028 - A0454/13TEY (\$50K)	Beginning Balance	1,050	1,050											
	(Withdrawals)													
	St. Lawrence Market North Development		(1,050)											(1,050)
	Total Withdrawals		(1,050)											(400)
Other Program / Agency Net (Withdrawals) and Contributions														
Total Reserve Fund Balance at Year-End		1,050												(400)

\* Based on the 9 Month Variance Report