



STAFF REPORT ACTION REPORT

2015 Capital Plan for 703 Don Mills Road

Date:	March 10, 2015
To:	City Council
From:	Chief Corporate Officer
Wards:	Don Valley West – Ward 26
Reference Number:	P:\2015\Internal Services\Fac\Cc15005Fac-(AFS 20950)

SUMMARY

This report is to provide details of the 2015 – 2024 Recommended Capital Budget and Plan for 703 Don Mills Road as requested by the Executive Committee on March 2, 2015.

The 2015 Recommended Capital Budget for the 703 Don Mills Road facility includes \$4.028 million, plus \$0.8 million in expected carry-forwards, for a total of \$4.836 million.

The 2015 – 2024 Recommended Capital Plan provides a total funding of \$31.928 million for 703 Don Mills Road. This funding includes:

- A. State of good repair to maintain the building and systems;
- B. Relocation of basement telecom rooms to mitigate the risk of flooding; and
- C. Enhancements to improve the resiliency of critical power and mechanical systems within the facility.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council receive this report for information.

Financial Impact

There are no financial implications as a result of approval of this report.

Funding for 703 Don Mills Road included in the 2015 Recommended Capital Budget for Facilities, Real Estate and Environment & Energy Divisions (FREEE) is as follows:

Project Name	Total Project Cost (\$ Million)	2015 Rec. Capital Budget (\$Million)	2014 Preliminary Carry-Forward (\$Million)	Total 2015 Rec. Cash Flow (\$Million)	Future Year Cash Flow Plans (2016 – 2024)	Total Cash Flow Plan – 2015 - 2024
A. SOGR:						
<i>Chiller Replacement</i>	\$4.219	\$2.178	\$0.000	\$2.178	\$1.314	\$3.492
<i>Shared Parking Garage Rehabilitation</i>	\$1.472	\$0.500	\$0.458	\$0.958	\$0.000	\$0.958
<i>Replace Generator Exhaust Stacks</i>	\$0.650	\$0.650	\$0.000	\$0.650	\$0.000	\$0.650
<i>Future Year SOGR Planned work</i>	\$8.174	\$0.000	\$0.000	\$0.000	\$8.174	\$8.174
Total SOGR Projects	\$14.515	\$3.328	\$0.458	\$3.786	\$9.488	\$13.274
B. Risk Mitigating:						
<i>Relocation of West Telecomm Room</i>	\$3.935	\$0.500	\$0.350	\$0.850	\$3.001	\$3.851
<i>Relocation of I&T Comm. & North-East Telecom Room</i>	\$6.000	\$0.100	\$0.000	\$0.100	\$5.900	\$6.000
Total Risk Mitigating Project	\$9.935	\$0.600	\$0.350	\$0.950	\$8.901	\$9.851
C. Resiliency Upgrades:						
<i>Suite of Identified Projects</i>	\$8.803	\$0.100	\$0.000	\$0.100	\$8.703	\$8.803
Total Capital Plans	\$33.253	\$4.028	\$0.808	\$4.836	\$27.092	\$31.928

Total funding of \$31.928 million, fully financed by debt, has been included in the 2015 – 2024 Recommended Capital Budget and Plan. A summary of this, including funding sources, is provided in Appendix 1.

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

DECISION HISTORY

At its meeting held on March 2, 2015, the Executive Committee requested that the Chief Corporate Officer report directly to Council on details of the 2015 Capital Plan for 703 Don Mills Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX3.4>

At its meeting on July 8, 2014, City Council adopted two reports, one that included recommendations with respect to the review of the City's Emergency Response to the December 2013 Ice Storm, and the other that included recommendations with respect to preparing for, and becoming more resilient to the effects of, climate change.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX43.3>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PE28.6>

BACKGROUND

This facility is a 24/7 operation that accommodates multiple occupants supporting critical city operations.

As a result of the recommendations that came out of the review of the City's emergency response to the December 2013 Ice Storm, staff proceeded to carry out an assessment of the 703 Don Mills facility.

Given the nature of the infrastructure in the facility, and the importance of the operations being managed within, staff developed a capital plan for the next 10 years to improve the resiliency and uptime of this facility.

COMMENTS

As part of the FREEE 2015 – 2024 Recommended Capital Budget and Plan there are a number of projects currently being designed and implemented, as well as future year projects planned, at the 703 Don Mills facility.

A. State-Of-Good-Repair Projects:

Chiller Replacement:

- The facilities air-conditioning equipment is original and approaching the end of its life span.

- Cooling of the entire facility is critical to operations and is enabled by three centrifugal chillers and cooling towers, condensing water pumps, and chilled water pumps.
- Replacement of this machinery is necessary to prevent unexpected equipment failure that would negatively impact building operations and critical services for the City.

Shared Parking Garage:

- Rehabilitation to the open air parking garage structure is necessary to return all six parking levels to a serviceable condition.
- The City of Toronto owns and is responsible for 38.7% of the garage.
- The deteriorated condition of the waterproofing and traffic topping of the garage has resulted in increased chloride contamination of the suspended concrete slabs.

Replace Generator Exhaust Stacks:

- Exhaust stacks for one of the emergency generators are severely deteriorated.
- There is a risk that flue gases that is normally directed outside could enter the building, causing an unsafe working environment.
- As a requirement from Technical Standards and Safety Authority and compliance with Ontario Building Code, the generator's exhaust stacks are being replaced.

Future Year State of Good Repair Projects:

- There are numerous state of good repair projects planned in years 2016 to 2024 of the 10 year capital plan.
- These are mainly to ensure the buildings mechanical and electrical systems are kept in a state of good repair and to ensure the facility remains structurally sound to allow it to operate in a safe and functional manner.

B. Risk Mitigating Projects:

Relocation of Incoming Telecomm Room and I&T Communications Rooms:

- The purpose of this project is to relocate all equipment associated with telephone and data systems from the basement level to above grade.
- This move will help mitigate potential risks associated with flooding.

C. Resiliency Upgrades:

- In 2014, staff engaged professional engineering services to undertake a review of critical systems at 703 Don Mills with a view of improving their resiliency.
- The review has identified needed enhancements to critical power and chilled water systems. These enhancements will upgrade the resiliency of power and environmental systems to support the City functions operating from this facility.
- Specifically, the following projects have been identified:
 - Installation of a mobile generator connection
 - Reconfiguration of emergency power distribution to facilitate maintenance.
 - Installation of enhanced power monitoring.
 - Automation of critical breakers to eliminate potential for human error,
 - Replacement of existing Uninterruptible Power Systems (UPS)
 - Installation of additional UPS system.
 - Installation of secondary chilled water distribution and pumping systems

Carrying out work on the projects noted above will help ensure the facility remains functional, operational and safe for the operations within the facility.

CONTACT

Sunil Sharma, General Manager
Facilities Management
Phone: (416) 397-5270
Email: ssharma5@toronto.ca

SIGNATURE

Josie Scioli
Chief Corporate Officer

ATTACHMENT

Appendix 1 – 2015 – 2014 Current and Future Year Projects Planned at 703 Don Mills