

Request for Decision

Capital Budget Facilities Report

Presented To:	Finance Committee
Presented:	Wednesday, Apr 06, 2011
Report Date	Thursday, Mar 31, 2011
Type:	Follow Up Reports to Parking Lot Items

Recommendation

For Information Only

Background

On March 29, 2011, the Finance Committee requested a review of the Facilities Capital Envelope to determine whether any of the proposed projects were being undertaken on buildings which might potentially be declared surplus in the next few years. The review was undertaken focusing on the projects listed for 2011 and 2012.

The planning methodology utilized to develop the Building and Facility Capital budget consists of a three step process:

- Firstly, the needs are categorized into a database for integration in the Section's Five-Year Building Conservation Plan (Appendix 1);
- Secondly, immediate needs are assessed in further detail and ranked based on the priority rating criteria (Appendix 2). The priority chart lists ten levels of importance ranging from projects which must be undertaken due to health and life safety issues, to projects that can potentially be postponed without affecting operations;
- The last step incorporates a risk management approach to quantify the risk impact of a project deferral based on the likelihood of failure and related consequences.

Once the needs have been identified and prioritized, a multi-year capital plan is developed. Throughout the year, certain projects scheduled for future years may require immediate attention due to unforeseen circumstances or system failures. The plan is then readjusted accordingly.

The projects selected for 2011 are listed on Pages 19-23 of the Capital Budget section of the binder. A copy of these pages is attached to this report for ease of reference. The projects are categorized as:

Signed By

Report Prepared By

Ed Vildis
Co-Ordinator of Capital Assets
Digitally Signed Mar 31, 11

Division Review

Danielle Braney
Director of Asset Services
Digitally Signed Mar 31, 11

Recommended by the Department

Bill Lautenbach
General Manager of Growth and Development
Digitally Signed Mar 31, 11

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Mar 31, 11

Roof Repairs	\$370,000
Building Shell/Exterior Renovations	\$385,000
Heating and Ventilation	\$210,000
Other Projects and Studies	<u>\$210,000</u>
2011 Budget Total	\$1,400,000

A review of these projects for 2011 revealed that 2 projects on Page 20, Building Shell/Exterior Renovations, Nickel Centre Quonset Hut/Building Shell for \$15,000 in 2011 and also in 2012 for repair of doors, vents and corroding steel panels could be postponed. This building is occupied by a charitable organization and could potentially be declared surplus in the future.

Staff are proposing that these funds (\$30,000) be re-allocated to the Black Lake Public Works Depot, mechanical HVAC Project (Page 21) currently scheduled for 2012. Seeing that the Family Health Team is now located in the facility, this work should be undertaken sooner than later.

Having recently purchased 1160 Lorne Street, staff have also postponed repairs and maintenance scheduled for 2011 at the St. Clair depot until future requirements for this facility has been analyzed.

It should also be noted that from the Tangible Capital Asset data, \$3.9 million per year is required to reach facility sustainability. The 2011 Capital Envelope is \$1.4 million.

Appendix 1

<u>Category</u>		<u>General Description</u>
Year 1	Immediate Needs	Critical to the operation of the facility, life safety, legislated, code compliance, eliminating deteriorated building components identified to meet operational or public needs.
Year 2	Short-Term Needs	Potentially critical to the operation of the facility. If not corrected expeditiously in Year 2 will jeopardize facility operation. Short term requirement to meet operational or public needs.
Year 3	Mid-Term Needs	Asset that has exceeded its life expectancy, but if not addressed within 3-4 Years will jeopardize facility operation and or integrity.
Year 4	Long-Term Needs	Strategic replacement of aging asset that should be addressed including systemic upgrades.
Year 5	Visionary Needs	Continued replacement of aging asset that should be considered for replacement. Facility upgrades, enhancements, aesthetic improvements. Projects that are not time sensitive.

Appendix 2

<u>Ranking</u>		<u>General Criteria</u>
Must	10	Life Safety, Fire, Occupational Health & Safety/Employee & Public Safety. Address dangerous situations (Emergency Exits)
Critical	9	Legislated, Employee & Public Health and Welfare (Air Quality....)
Urgent	8	Items that threaten the Operation of the Facility/ Shutdown (Loss of Service/Revenue)
Essential	7	Projects that are not urgent, but cannot be reasonably postponed. Items threatening the long-term integrity of the building.
Necessary	6	Barrier free, access related items (ie: ramps, accessibility) Commitments from previous year as warranted or identified as Public Need.
Highly Desireable	5	Energy Conservation, projects for which external funding is available.
Strategic	4	Items that have worn out, are of high maintenance cost and requires replacement to prevent costly further repair. Aging equipment (ie: Furnace)
Enhancement	3	Modification, addition, renovation to improve operational needs of facility.
Esthetic	2	Items esthetic in nature (Specialized painting, landscape, asphalt)
Deferrable	1	Items that are in working order but have surpassed their life expectancy. Projects that can be postponed without detriment effect to present operation.



Facilities Summary (Excl. Community Development)

CATEGORY DESCRIPTION (For detailed project listing see attached)	2011 REQUEST	2012 OUTLOOK	2013 OUTLOOK	2014 OUTLOOK	2015 OUTLOOK
Roof Repairs	\$ 370,000	\$ 125,000	\$ 690,000	\$ 610,000	\$ 570,000
Building Shell/Exterior Renovations	\$ 385,000	\$ 435,000	\$ 470,000	\$ 335,000	\$ 270,000
Interior Renovations	\$ 225,000	\$ 285,000	\$ 50,000	\$ 250,000	\$ 280,000
Heating and Ventilation	\$ 210,000	\$ 338,000	\$ 75,000	\$ 120,000	\$ -
Other Projects & Studies	\$ 210,000	\$ 245,000	\$ 171,560	\$ 170,691	\$ 395,405
PROJECT COSTS	\$ 1,400,000	\$ 1,428,000	\$ 1,456,560	\$ 1,485,691	\$ 1,515,405
PROJECT FINANCING					
Reserves: Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Reserves: Gas Tax	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Envelopes: Future Years	\$ -	\$ -	\$ -	\$ -	\$ -
Grants (Provincial and Federal)	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL ENVELOPE (Tax Levy)	\$ 1,400,000	\$ 1,428,000	\$ 1,456,560	\$ 1,485,691	\$ 1,515,405

Priority Setting:

Each facility project was analyzed using a reference matrix which takes into account both end user input (projects viewed as Health and Safety by staff on site, etc) and also were prioritized regarding impact versus probability (ie. impact of a serious failure on the facility versus how likely is the failure to occur).

Facilities Detail

PROJECT DESCRIPTION

PROJECT TYPE

R (Renewal)
E (Expansion)
N (New)

2011 REQUEST

2012 OUTLOOK

2013 OUTLOOK

2014 OUTLOOK

2015 OUTLOOK

PROJECT DESCRIPTION	PROJECT TYPE	2011 REQUEST	2012 OUTLOOK	2013 OUTLOOK	2014 OUTLOOK	2015 OUTLOOK
Roof Repairs						
Tom Davies Square Complex - Roof - Re-Roof, "Roof A4" / Repairs	R	\$ 150,000				
Various Roof Repairs- OMEGA, Valley East PWD, Chelmsford Fire EMS, CLELC etc.	R	\$ 120,000				
CLELC Roof - Re-Roof Gym	R	\$ 100,000				
Walden Public Works - Roof	R		\$ 80,000			
Van Horne Fire Station - Re-Roof Roof "D"	R		\$ 45,000			
Naughton Depot main bldg. - Roof - Re-Roof, Roof A, B & C	R			\$ 200,000		
Capreol Garage - Re-Roof	R			\$ 200,000		
Capreol Fire Hall Roof	R			\$ 175,000		
Black Lake Rd Fire Hall - Re-Roof 'A'	R			\$ 90,000		
Hammer Fire Station - Re-Roof	R			\$ 25,000		
Chelmsford Fire/EMS Roof	R				\$ 350,000	
Police Constab. Storefront - Roof Retrofit	R				\$ 70,000	
Nickel Centre Equipment Depot - Re-Roof	R				\$ 70,000	
Valley East former Public Works Garage - Roof - Re-Roof / Repairs	R				\$ 60,000	
Falconbridge Storage Facility - Roof Shingles	R				\$ 60,000	
OMEGA (Old Police Station) - Roof	R					\$ 350,000
Garson PWD Garage Roof	R					\$ 160,000
Skead PWD/Garage Roof	R					\$ 60,000
SUBTOTAL - Roof Repairs		\$ 370,000	\$ 125,000	\$ 690,000	\$ 610,000	\$ 570,000
Building Shell/Exterior Renovations						
Tom Davies Square - Underground Parking Lot Concrete Column Repair	R	\$ 100,000				
C.L.E.L.C. - Building Shell - Shell Conservation / Windows - Phase II	R	\$ 75,000				
Black Lake Rd - 250' Fence and Security Gate	N	\$ 40,000	\$ 60,000			
Farmers Market Building - Building Shell - Exterior Shell Treatment	R	\$ 35,000				
Farmers Market Building - Building Shell - Doors / Vestibule @ Entrance	R	\$ 20,000				
Skead PWD Patrol Yard Storage Salt Shed 1 - Building Shell - Building Upgrade	R	\$ 30,000				
Suez Storage Building Salt Shed #1 and # 2 - Building Shell - Building Upgrade	R	\$ 40,000				
Frobisher Garage Building - Exterior Block Lintel Repair	R	\$ 20,000				
Nickel Centre Quonset Hut/Building Shell	R	\$ 15,000	\$ 15,000	\$ 15,000	\$ 25,000	\$ 30,000
Landfill Sites Scale House - Various Upgrades	R	\$ 10,000	\$ 15,000	\$ 20,000		
Falconbridge Arena - Building Shell Storage Facility - Facility Shell Upgrade	R		\$ 75,000			
Chelmsford Fire/EMS Weeping Tile	R		\$ 50,000			
Levack PWD - Building Shell/Windows	R		\$ 50,000			
Nickel Centre Equipment Depot - Building Shell Improvements	R		\$ 40,000			
Hammer Fire Hall - Windows/Doors	R		\$ 40,000			
Capreol Police Station - Shell Upgrades/Windows/Doors	R		\$ 40,000			
Whitefish Depot - Front Brick Wall Repair	R		\$ 30,000			
Police Storefront - Constab. - Shell Improvements	R		\$ 20,000			



Facilities Detail

PROJECT DESCRIPTION

 PROJECT TYPE
 R (Renewal)
 E (Expansion)
 N (New)

PROJECT DESCRIPTION	2011 REQUEST	2012 OUTLOOK	2013 OUTLOOK	2014 OUTLOOK	2015 OUTLOOK
Hammer Fire Hall - Building Shell Upgrade			\$ 125,000		
Black Lake Rd - 180' Chain Link Fence with Gate			\$ 80,000		
Black Lake Rd - Cold Storage Building - Paint Walls/New Shingles			\$ 60,000		
Frobisher Recycling Building - Building Shell - Shell Upgrade			\$ 55,000		
Leon Ave. Station - Building Shell - Doors / Window Upgrade			\$ 50,000		
Levack Salt Shed - Building Shell - Building Upgrade			\$ 20,000		
Copper Cliff Police Station - Windows/Doors			\$ 20,000		
Whitefish Depot - Exterior Windows (7)			\$ 25,000		
Whitefish Public Works Garage - Building Shell - Windows / Doors			\$ 100,000		
Northwest Depot - Insulate Existing Cold Storage Unit + Heating			\$ 90,000		
Frobisher Storage Building - Building Shell - Building Upgrade			\$ 45,000		
Black Lake Rd - Pave Around New Fuel Pumps			\$ 45,000		
Dowling Warehouse - Upgrade Windows			\$ 30,000		
Northwest Depot - Cold Mix Storage Unit					\$ 100,000
Northwest Depot - Fenced Yard w/ Security Gate					\$ 50,000
Naughton Depot Main Bldg. - Miscellaneous - Exterior Improvements					\$ 60,000
Louderes Storage Facility - Building Shell/Door					\$ 30,000
SUBTOTAL - Building Shell/Exterior Renovations	\$ 385,000	\$ 435,000	\$ 470,000	\$ 335,000	\$ 270,000
Interior Renovations					
Tom Davies Square - Access Control Phase 3+4	\$ 125,000				
Capreol Fire Hall - Phase 2	\$ 50,000				
Van Horne Station - Flooring Upgrade	\$ 30,000				
Suez Depot - Washroom/Locker-room Addition	\$ 20,000				
Frobisher - Upgrade Fire Alarm System (Garage & Administration Buildings)		\$ 160,000			
Tom Davies Square - Access Control Phase 5		\$ 125,000			
Beaver Lake - Washroom and Kitchen Upgrades			\$ 50,000		
Tom Davies Square Washroom Upgrades 2nd Floor				\$ 200,000	
Naughton Depot Main Bldg. - Interior Improvements				\$ 40,000	
Levack Municipal Building - Flooring				\$ 10,000	
Tom Davies Square Washroom Upgrades 4th Floor					\$ 250,000
Frobisher Operations Building - Miscellaneous - Flooring Upgrade					\$ 30,000
SUBTOTAL - Interior Renovations	\$ 225,000	\$ 285,000	\$ 50,000	\$ 250,000	\$ 280,000
Heating and Ventilation					
Valley East Town Hall Heating Replacement	\$ 100,000				
Tom Davies Square Generator Room	\$ 80,000				
Black Lake Rd - Replace Main Building HVAC (4 Units)	\$ 30,000	\$ 83,000		\$ 45,000	
Val Therese Fire Hall Ventilation Upgrades		\$ 130,000			
Frobisher Admin Bldg - Replace 2 Existing Rooftop Units HVAC		\$ 75,000	\$ 75,000	\$ 75,000	
Suez Depot - Suspended Heaters		\$ 25,000			
Walden Public Works Garage - Suspended Heaters		\$ 25,000			
SUBTOTAL - Heating and Ventilation	\$ 210,000	\$ 338,000	\$ 75,000	\$ 120,000	\$

PROJECT DESCRIPTION

PROJECT TYPE
R (Renewal)
E (Expansion)
N (New)

2011 REQUEST

2012 OUTLOOK

2013 OUTLOOK

2014 OUTLOOK

2015 OUTLOOK

Other Projects & Studies					
Council Chambers - Accessibility	R	\$ 140,033	\$	\$	\$ 120,405
Various Locations - Contingency	R	\$ 69,967	\$	\$	\$ 50,000
Various Locations - Miscellaneous	R		\$ 120,000	\$ 121,560	\$ 120,691
Various Locations - Fire Prevention Upgrades IES	R		\$ 75,000	\$	\$ 50,000
Various Locations - Energy Retrofits	R		\$ 50,000	\$	\$ 225,000
Tom Davies Square - Elevator Upgrade	R		\$	\$ 171,560	\$ 170,691
SUBTOTAL - Other Projects & Studies		\$ 210,000	\$ 245,000	\$ 171,560	\$ 395,405
PROJECT COSTS		\$ 1,400,000	\$ 1,428,000	\$ 1,456,560	\$ 1,515,405

Note 1 - Additional funding of \$420,100 has been applied for from the Enabling Accessibility Fund. If approved, accessibility projects will be completed.

Locations

Black Lake Rd Depot
Capreol Fire Hall
CLELC
Farmers Market Building
Frobisher Garage Building
Nickel Centre Quonset Hut
Skead PWD Patrol Yard Storage Salt Shed 1
Suez Depot
Tom Davies Square Complex
Valley East Town Hall
Van Home Station

Address

21 Black Lake Road, Walden
65 Railway Drive, Capreol
239 Montee Principale Road, Azilda
85 Elm Street, Sudbury
1820 Frobisher Street, Sudbury
3610 Falconbridge Hwy, Garson
1921 Skead Road, Skead
5081 Hwy 69N, Capreol
200 Brady Street, Sudbury
1679 Main Street, Val Caron
193 Van Home Street, Sudbury



Unfunded Capital Projects

Facilities

PROJECT DESCRIPTION	PROJECT TYPE	COST
	R (Renewal)	
	E (Expansion)	
	N (New)	
Suez Depot - Addition (Garage Bays)	N	\$ 600,000
Suez Depot - Salt Dome	N	\$ 400,000
Suez Depot - Cold Storage Bldg (30' x 20')	N	\$ 200,000
Suez Depot - Cold Mix Storage Unit	N	\$ 100,000
Suez Depot - Parking Lot Improvements	R	\$ 80,000
Falconbridge Arena - Foundation Repair	R	\$ 95,000
Capreol Milenium Center - Roof Repairs	R	\$ 40,000
Capreol Old Fire Station - Water Leak Repair (Plumbing/Roof)	R	\$ 25,000
AT&T Building - Electrical Upgrades	R	\$ 55,000
Tom Davies Square - Elevator Mechanical Repairs	R	\$ 150,000
Walden Public Works Admin - HVAC	R	\$ 30,000
Chelmsford Fire and EMS - HVAC	R	\$ 55,000
TOTAL UNFUNDED PROJECTS		\$ 1,830,000