



**SUMMARY OF FIVE YEAR CAPITAL &
EXTRA-ORDINARY EXPENDITURES
Grey Gables**

PROJECT	2015 Approved Budget	2016-2020 Five Year Capital & Extra-Ordinary Expenditures					TOTAL
		2016	2017	2018	2019	2020	
Debenture Payment - Roof							
Debenture Payment	73,234	73,234	73,234	73,234	73,234	73,234	366,170
Long Term Care Area floor replacement	36,600	167,300		10,000	10,000	10,000	197,300
From Reserve - From Grey Gables Reserve	(15,000)	(167,300)					(167,300)
High-Low Beds/Mattresses	16,000	15,000	15,000	15,000	15,000	15,000	75,000
Computers	7,500	7,500	22,500	15,000	33,600	7,500	86,100
Dietary Equipment	12,500	22,000	11,500		15,000	5,000	53,500
Fence Repair - Maple Lane Garden	10,000						
Interior Lighting	35,000	30,000					30,000
From Reserve - Grey Gables Reserve		(30,000)					(30,000)
Heating and/or Cooling systems - Tenant Space	24,700	25,200					25,200
Tub/Shower Room	90,000	45,000	85,000				130,000
From Reserve - Grey Gables Reserve	(67,025)	(26,794)	(85,000)				(111,794)
Washer-disinfector	20,000	20,000	20,000				40,000
From Reserve - Grey Gables Reserve		(18,500)					(18,500)
Home Enhancements	25,000	25,000	8,000				33,000
From Reserve - Grey Gables Donation Reserve	(25,000)	(25,000)	(8,000)				(33,000)

PROJECT	2015 Approved Budget	2016-2020 Five Year Capital & Extra-Ordinary Expenditures					TOTAL
		2016	2017	2018	2019	2020	
Resident Lift	4,100		20,000	20,000	20,000		60,000
From Reserve - Grey Gables Reserve	(4,100)						
Fire Code Upgrades		15,000					15,000
Hot Water Heating System		15,000					15,000
Consultant - Copper Piping Replacement		10,000					10,000
Communication Hub		15,000					15,000
Drapes and Blinds		15,000	15,000	15,000			45,000
Railings and Balconies		10,000	10,000	10,000			30,000
Energy Management System			7,500				7,500
Ceilings - common areas and in suites			60,000				60,000
From Reserve - Grey Gables Reserve			(60,000)				(60,000)
Sidewalks/walkways				30,000			30,000
Laundry Equipment				25,000	25,000		50,000
Parking Lots, curbs and guards						380,000	380,000
From Reserve - Grey Gables Reserve						(198,013)	(198,013)
Building Condition Assessment - Future Funding		13,044	73,735	68,658	104,153	18,065	277,655
NET LEVY REQUIREMENTS	243,509	255,684	268,469	281,892	295,987	310,786	1,412,818

1. Department / Function: **Grey Gables**

Details of Project/Study: **Debenture Payment - Roof**

2. Total Gross Cost of Proposed Capital Project/Study: \$1,354,829

Construction	Consultant/Contractor	Equipment	Other (Specify)
			\$1,354,829

The roof at Grey Gables was replaced in 2010 with a free floating, standing seam metal roof system and the project was largely funded by a self funded debenture in the amount of \$1,464,680. The debenture has a 20 year term at an interest rate of 4.5% with semi-annual payments of \$36,617 (or \$73,234 annually).

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$73,234	\$73,234	\$73,234	\$73,234	\$73,234	\$366,170
Net	\$73,234	\$73,234	\$73,234	\$73,234	\$73,234	\$366,170

3. Estimated Useful Life:

4. Location of Project/Study (if applicable):

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. Need or Benefit(s) of Project (including safety issues):

Repayment of self funded debenture

6. Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:

	2015	2016	2017	2018	2019	Total
Gross	\$73,234	\$73,234	\$73,234	\$73,234	\$73,234	\$366,170
Net	\$73,234	\$73,234	\$73,234	\$73,234	\$73,234	\$366,170

7. Consequences/Implications of Not Undertaking Project (including alternatives):

Repayment of self funded debenture

8. Identify Sources and Amounts of Funding

	Debenture Payment
2016	\$73,234
2017	\$73,234
2018	\$73,234
2019	\$73,234
2020	\$73,234
Total	\$366,170

9. Compliance with Council objective/strategic plan (if applicable):

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: **Long Term Care Area floor replacement**

2. **Total Gross Cost of Proposed Capital Project/Study: \$197,300**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$197,300		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$167,300	\$0	\$10,000	\$10,000	\$10,000	\$197,300
Net	\$0	\$0	\$10,000	\$10,000	\$10,000	\$30,000

3. **Estimated Useful Life: 25 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

The floors in some resident bathrooms are stained and in need of repair. The seams of the flooring have been repaired several times; however water and waste have been deposited beneath some of the flooring. These areas have also been identified as areas of non-compliance during MOHLTC RQI inspection. Additionally, the Building Condition Assessment notes that the floors have not been able to withstand application of cleaning and sterilizing chemicals resulting in the finish becoming porous and displaying a non-uniform film. The BCA recommends replacement with a hard-surface vinyl flooring. This plan would replace all bedroom and bathroom flooring in all three wings by the end of 2017. The replacement will be scheduled based on the amount of wear and risk in each room. In 2018-2020 funds are requested for the replacement of flooring in public washrooms, staff areas and office spaces.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$21,600	\$82,800	\$84,500	\$0	\$0	\$188,900
Net	\$21,600	\$52,206	\$84,500	\$0	\$0	\$158,306

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Unkempt building and compromised resident well-being. By maintaining proper flooring, odours are reduced and the environment is safer.

8. **Identify Sources and Amounts of Funding**

	Taxation	From Reserve - From Grey Gables Reserve
2016	\$0	\$167,300
2017	\$0	\$0
2018	\$10,000	\$0

2019	\$10,000	\$0
2020	\$10,000	\$0
Total	\$30,000	\$167,300

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: **High-Low Beds/Mattresses**

2. **Total Gross Cost of Proposed Capital Project/Study: \$75,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$75,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Net	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000

3. **Estimated Useful Life: 10 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

Grey Gables has adopted a restraint free approach to resident care. Specialized beds (high/low) are more in demand especially in light of MOHLTC “no/least” restraint policies. These beds lower to 6 inches from the floor which almost eliminates resident injury when attempting to crawl out of bed. By 2016, we will have this style of bed for every resident, at which time capital will be used to replace beds and mattresses as they come to the end of their life expectancy. This plan was re-inforced recently with the completion of a bed entrapment audit.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$16,000	\$10,000	\$10,000	\$10,000	\$10,000	\$56,000
Net	\$16,000	\$10,000	\$10,000	\$10,000	\$10,000	\$56,000

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

There is a potential risk to resident safety and MOHLTC non-compliance. High-low beds reduce the risk of injury to residents related to falls and restraints and increases their level of independence.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$15,000
2017	\$15,000
2018	\$15,000
2019	\$15,000
2020	\$15,000
Total	\$75,000

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: Computers

2. **Total Gross Cost of Proposed Capital Project/Study: \$86,100**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$86,100	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$7,500	\$22,500	\$15,000	\$33,600	\$7,500	\$86,100
Net	\$7,500	\$22,500	\$15,000	\$33,600	\$7,500	\$86,100

3. **Estimated Useful Life: 4 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

Continue program of replacing computers and Point of Care tablets every 4 years to ensure the tools required for the operations of the home are effective. Note, the previously budgeted \$5,000 has been increased to \$7,500 to appropriately cover the costs of the required replacements.

In 2017, the additional funds will be used to replace OTN (Ontario Telemedicine Network) equipment. In 2018, the additional funds will be used to replace the three menu boards. In 2019, the additional funds will be used to replace the Point of Care Kiosks.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$7,500	\$10,000	\$7,500	\$30,000	\$7,500	\$62,500
Net	\$7,500	\$10,000	\$7,500	\$30,000	\$7,500	\$62,500

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Outdated equipment will lead to inefficient use of staff time, increases risk of technical failure which will affect resident documentation and other applications.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$7,500
2017	\$22,500
2018	\$15,000
2019	\$33,600
2020	\$7,500
Total	\$86,100

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

The IT Strategic plan recommends computer replacement every 4 years, policy is to replace every 4 years depending on software utilized on the computer.

1. **Department / Function: Grey Gables**

Details of Project/Study: **Dietary Equipment**

2. **Total Gross Cost of Proposed Capital Project/Study: \$53,500**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$53,500	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$22,000	\$11,500	\$0	\$15,000	\$5,000	\$53,500
Net	\$22,000	\$11,500	\$0	\$15,000	\$5,000	\$53,500

3. **Estimated Useful Life:** convection oven 5-7 years, refrigerators 5 years, commercial mixer 10 years

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

2016 - The original steamer will require replacing. The steamer is used daily for preparation of various meats, vegetables, eggs etc.

In the main kitchen there are two walk-in refrigerators and a walk in freezer. In 2014 one of the refrigerator compressors had to be replaced due to breakdown. We would like to plan for the possible replacement of the remaining two compressors in 2016 and 2017 at approximately \$5,000 each.

The steam table in the main kitchen will require replacement in 2017. It is original to the building and has reached the end of its life cycle. The steam table is used to safely hold foods to ensure they are served at proper temperatures. The three steam tables (one in each home area dining room) were replaced in 2014.

In 2019 the dishwashers in the dining room serveries will be a the end of their service life and may need to be replaced. There are three dishwashers at approximately \$5,000 each.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$12,500	\$17,000	\$6,000	\$5,000	\$16,000	\$56,500
Net	\$12,500	\$17,000	\$6,000	\$5,000	\$16,000	\$56,500

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Unmet standards and the requirement to add additional staff to complete the required work in the central kitchen.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$22,000
2017	\$11,500
2018	\$0
2019	\$15,000

2020	\$5,000
Total	\$53,500

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. Department / Function: **Grey Gables**

Details of Project/Study: **Interior Lighting**

2. Total Gross Cost of Proposed Capital Project/Study: \$30,000

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$30,000		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Net	\$0	\$0	\$0	\$0	\$0	\$0

3. Estimated Useful Life:

4. Location of Project/Study (if applicable):

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. Need or Benefit(s) of Project (including safety issues):

The current lighting in the building is T8 fluorescent lighting fixtures which are original to the building construction. The lighting does not currently meet the Long Term Care Homes Act legislated requirement for lux for common areas and in suites. This project would allow for a lighting retrofit increasing the lux of light in the Home as well as improving the energy efficiency of the lighting.

6. Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:

	2015	2016	2017	2018	2019	Total
Gross	\$35,000	\$0	\$0	\$0	\$0	\$35,000
Net	\$35,000	\$0	\$0	\$0	\$0	\$35,000

7. Consequences/Implications of Not Undertaking Project (including alternatives):

Low lighting and not meeting the MOHLTC requirement for lighting lux. Providing well lit corridors and home areas will reduce risk and make the environment safer for residents, staff and visitors.

8. Identify Sources and Amounts of Funding

	Taxation	From Reserve - Grey Gables Reserve
2016	\$0	\$30,000
2017	\$0	\$0
2018	\$0	\$0
2019	\$0	\$0
2020	\$0	\$0
Total	\$0	\$30,000

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: **Heating and/or Cooling systems -
Tenant Space**

2. **Total Gross Cost of Proposed Capital Project/Study: \$25,200**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$25,200	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$25,200	\$0	\$0	\$0	\$0	\$25,200
Net	\$25,200	\$0	\$0	\$0	\$0	\$25,200

3. **Estimated Useful Life: 15 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

There are eleven unit ventilators that service the lower areas of the building and provide both heating and cooling. The condensers for these units are located around the outside of the building. The Building Condition Assessment study recommends that we plan to replace these units at the end of their service life which will be 2015. Due to an increase in the number of breakdowns and repairs required the replacement of these units began in 2014. This proposes the continuation of their replacement/repair.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$24,700	\$25,200	\$0	\$0	\$0	\$49,900
Net	\$24,700	\$25,200	\$0	\$0	\$0	\$49,900

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

breakdown of equipment that provides heating and cooling within the tenant space

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$25,200
2017	\$0
2018	\$0
2019	\$0
2020	\$0
Total	\$25,200

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: Tub/Shower Room

2. **Total Gross Cost of Proposed Capital Project/Study: \$130,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$130,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$45,000	\$85,000	\$0	\$0	\$0	\$130,000
Net	\$18,206	\$0	\$0	\$0	\$0	\$18,206

3. **Estimated Useful Life: 10 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

Bathing can cause increased anxiety and responsive behaviours for people with dementia. By improving the environment, residents will be calmer, staff safety will be enhanced and work flow streamlined. Work will be completed following best practices for dementia care to create a spa-like environment and include equipment (tub, shower, chair etc) plumbing, ventilation updates and decor. The existing bathing rooms have not been updated in 15 years.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$90,000	\$45,000	\$0	\$0	\$0	\$135,000
Net	\$22,975	\$45,000	\$0	\$0	\$0	\$67,975

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Unable to provide adequate service to residents and risk of non-compliance with MOHLTC.

8. **Identify Sources and Amounts of Funding**

	Taxation	From Reserve - Grey Gables Reserve
2016	\$18,206	\$26,794
2017	\$0	\$85,000
2018	\$0	\$0
2019	\$0	\$0
2020	\$0	\$0
Total	\$18,206	\$111,794

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: Washer-disinfector

2. **Total Gross Cost of Proposed Capital Project/Study: \$40,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$40,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$20,000	\$20,000	\$0	\$0	\$0	\$40,000
Net	\$1,500	\$20,000	\$0	\$0	\$0	\$21,500

3. **Estimated Useful Life: 10 -15 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

The washer-disinfector is equipment used for emptying, flushing, cleaning and thermally disinfecting by steam, human waste containers intended for re-use such as bedpans, urine bottles etc. The particular model we are looking at can clean a wide range of items making it very versatile. The amount budgeted also allows for some modifications in the utility room (plumbing/electrical). This would allow us to purchase one unit per year over three years.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$20,000	\$20,000	\$20,000	\$0	\$0	\$60,000
Net	\$20,000	\$20,000	\$20,000	\$0	\$0	\$60,000

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Infection control issues - items not getting properly cleaned and/or disinfected.

8. **Identify Sources and Amounts of Funding**

	Taxation	From Reserve - Grey Gables Reserve
2016	\$1,500	\$18,500
2017	\$20,000	\$0
2018	\$0	\$0
2019	\$0	\$0
2020	\$0	\$0
Total	\$21,500	\$18,500

9. Compliance with Council objective/strategic plan (if applicable):

Capital investment complies with Goal #1-Expanding the prosperity base.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: Home Enhancements

2. **Total Gross Cost of Proposed Capital Project/Study: \$33,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$33,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$25,000	\$8,000	\$0	\$0	\$0	\$33,000
Net	\$0	\$0	\$0	\$0	\$0	\$0

3. **Estimated Useful Life: 10-15 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

Home enhancements are a benefit to all residents. The continued upgrading and replacement of outdated, less functional furniture in social and gathering areas (dining room and lounges) better support changing resident needs. Improved technology and upgrades in audio/visual equipment support resident engagement and improve their quality of life. Other areas that will be enhanced to better meet residents needs include the resident kitchenette (refrigerator, stove), the Cafe/Tuck Shop, the Chapel and the Legacy Tree (acknowledges donations to the Home). Grey Gables Residents' Council is very active in making recommendations for changes/enhancements that will improve their quality of life in our community. Suggestions for improvement are also received from staff and families. It is requested that these purchases be funded from the Grey Gables Donation Reserve.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$25,000	\$25,000	\$8,000	\$0	\$0	\$58,000
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Loss of resident engagement, comfort and quality of life. The project will provide a home-like environment as determined by the residents through their recommendations.

8. **Identify Sources and Amounts of Funding**

	From Reserve - Grey Gables Donation Reserve
2016	\$25,000
2017	\$8,000
2018	\$0
2019	\$0

2020	\$0
Total	\$33,000

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: Resident Lift

2. **Total Gross Cost of Proposed Capital Project/Study: \$60,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$60,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$0	\$20,000	\$20,000	\$20,000	\$0	\$60,000
Net	\$0	\$20,000	\$20,000	\$20,000	\$0	\$60,000

3. **Estimated Useful Life: 10 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

Replacement of resident lifts at the end of useful life. To meet the increase in resident care needs, and the home's no lift policy, there is a requirement for a variety of lifting devices for example: full body lift, sit/stand lift, ceiling lift, tub lift, shower lift. The budget will ensure that inventory is maintained.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$20,000	\$20,000	\$20,000	\$60,000
Net	\$0	\$0	\$20,000	\$20,000	\$20,000	\$60,000

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Compliance with Ministry of Health and Long Term Care regulations and Ministry of Labour standards to ensure adequate, well maintained equipment to address the health and safety needs of residents and staff.

8. **Identify Sources and Amounts of Funding**

	Taxation	From Reserve - Grey Gables Reserve
2016	\$0	\$0
2017	\$20,000	\$0
2018	\$20,000	\$0
2019	\$20,000	\$0
2020	\$0	\$0
Total	\$60,000	\$0

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

The home is required to provide a safe environment for residents and staff. Financial liability and injury to residents and staff could result from the use of unsafe equipment. The annual inspection and maintenance cost to recertify equipment is part of the operational budget.

1. **Department / Function: Grey Gables**

Details of Project/Study: **Fire Code Upgrades**

2. **Total Gross Cost of Proposed Capital Project/Study: \$15,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$15,000		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$15,000	\$0	\$0	\$0	\$0	\$15,000
Net	\$15,000	\$0	\$0	\$0	\$0	\$15,000

3. **Estimated Useful Life: 5 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables Long Term Care	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

Eight items were identified through the Municipal fire inspection conducted in 2015 that require repair or upgrade in order to comply with fire code. Specifically, for this project, a fire separation needs to be built around the ventilation HVAC unit in the tenant space. Additionally, 6 additional smoke detectors are required in all tenant spaces as well as additional carbon monoxide detectors in the mechanical rooms. The total project is estimated to cost \$15,000.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

The health and safety of the residents, staff and tenants of Grey Gables. Non compliance of fire code.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$15,000
2017	\$0
2018	\$0
2019	\$0
2020	\$0
Total	\$15,000

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. **Department / Function: Grey Gables**

Details of Project/Study: **Hot Water Heating System**

2. **Total Gross Cost of Proposed Capital Project/Study: \$15,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$15,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$15,000	\$0	\$0	\$0	\$0	\$15,000
Net	\$15,000	\$0	\$0	\$0	\$0	\$15,000

3. **Estimated Useful Life: 5-7 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

In 2014 an Engineering consultant was hired to review the current hot water heating system, due to frequent breakdowns and frequent replacement of hot water heating tanks. In follow up to the consultants recommendations this project proposes the installation of a separate boiler and storage tank.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Loss of hot water, non compliance with new TSSA standards.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$15,000
2017	\$0
2018	\$0
2019	\$0
2020	\$0
Total	\$15,000

9. **Compliance with Council objective/strategic plan (if applicable):**

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**

1. **Department / Function: Grey Gables**

Details of Project/Study: **Consultant - Copper Piping Replacement**

2. **Total Gross Cost of Proposed Capital Project/Study: \$10,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$10,000		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$10,000	\$0	\$0	\$0	\$0	\$10,000
Net	\$10,000	\$0	\$0	\$0	\$0	\$10,000

3. **Estimated Useful Life: n/a**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

The copper in the building has been noted to be deteriorating due to age, showing pitting and pin-holes and is causing increased labour costs to repair leaks and building services shut downs of water system. This project proposes that a mechanical engineering consultant be contracted to assess the condition and priority of copper replacement within the Home.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

major damages to building/tenant space due to flooding/leaks

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$10,000
2017	\$0
2018	\$0
2019	\$0
2020	\$0
Total	\$10,000

9. **Compliance with Council objective/strategic plan (if applicable):**

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**

1. **Department / Function: Grey Gables**

Details of Project/Study: Communication Hub

2. **Total Gross Cost of Proposed Capital Project/Study: \$15,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$15,000		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$15,000	\$0	\$0	\$0	\$0	\$15,000
Net	\$15,000	\$0	\$0	\$0	\$0	\$15,000

3. **Estimated Useful Life: 5-10 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

The main nursing station is a large open area. This station is a high use area for staff and physicians. It has been identified through resident and family satisfaction survey results and MOHLTC Resident Quality Inspection reports that improvements are required to ensure the security of resident charts and privacy during shift report and team updates. The project will support renovations to the main nursing station and include the addition of walls, storage and a seating area where information can be maintained securely and staff, physicians and contracted service providers can privately share report and have confidential clinical discussions.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Non compliance with privacy legislation and continued dissatisfaction from residents and family members regarding privacy.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$15,000
2017	\$0
2018	\$0
2019	\$0
2020	\$0
Total	\$15,000

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

1. Department / Function: **Grey Gables**

Details of Project/Study: **Drapes and Blinds**

2. Total Gross Cost of Proposed Capital Project/Study: \$45,000

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$45,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$15,000	\$15,000	\$15,000	\$0	\$0	\$45,000
Net	\$15,000	\$15,000	\$15,000	\$0	\$0	\$45,000

3. Estimated Useful Life: 8-10

4. Location of Project/Study (if applicable):

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. Need or Benefit(s) of Project (including safety issues):

This is a life cycle replacement of existing window coverings, blinds and curtains and privacy curtains that are original to the building. As a result of regular cleaning and exposure to the sun, it is requested that the window coverings will need to be replaced starting in 2016 rather than 2017 as previously planned.

6. Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$15,000	\$15,000	\$0	\$30,000
Net	\$0	\$0	\$15,000	\$15,000	\$0	\$30,000

7. Consequences/Implications of Not Undertaking Project (including alternatives):

Failure to replace draperies at the end of its life cycle will result in a poor environment for the Resident's and may result in non-compliance to Ministry of Health and Long Term Care regulations.

8. Identify Sources and Amounts of Funding

	Taxation
2016	\$15,000
2017	\$15,000
2018	\$15,000
2019	\$0
2020	\$0
Total	\$45,000

9. Compliance with Council objective/strategic plan (if applicable):

goal #6 - achieving excellence in governance and service

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

Potential non-compliance with Ministry of Health and Long Term Care regulations and the compromise the homes attractiveness in comparison to other homes in the community.

1. **Department / Function: Grey Gables**

Details of Project/Study: **Railings and Balconies**

2. **Total Gross Cost of Proposed Capital Project/Study: \$30,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$30,000		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$10,000	\$10,000	\$10,000	\$0	\$0	\$30,000
Net	\$10,000	\$10,000	\$10,000	\$0	\$0	\$30,000

3. **Estimated Useful Life: 5-10 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

There are a number of wooden balconies and railings at Grey Gables. There has been noted to be several areas where the wood is rotten and requires replacing. It is planned to repair and replace railings over three years, 2016, 2017, 2018.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

There is a safety risk to residents, staff and visitors related to leaning on railings that are not secure. Also, there are possible negative impact on the aesthetics of the building.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$10,000
2017	\$10,000
2018	\$10,000
2019	\$0
2020	\$0
Total	\$30,000

9. **Compliance with Council objective/strategic plan (if applicable):**

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**

1. **Department / Function: Grey Gables**

Details of Project/Study: **Energy Management System**

2. **Total Gross Cost of Proposed Capital Project/Study: \$7,500**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$7,500	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$0	\$7,500	\$0	\$0	\$0	\$7,500
Net	\$0	\$7,500	\$0	\$0	\$0	\$7,500

3. **Estimated Useful Life: 5-10 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables Long Term Care	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

An automated building control system was put into place at Grey Gables in 2014. This project would add monitoring and remote controlling capabilities to items such as the HVAC system in the tenant spaces, add fan units and provide opportunity to save energy by scheduling usage. This will improve the monitoring and control of the energy systems in place.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

No energy savings and lack of control of HVAC systems.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$0
2017	\$7,500
2018	\$0
2019	\$0
2020	\$0
Total	\$7,500

9. **Compliance with Council objective/strategic plan (if applicable):**

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**

1. **Department / Function: Grey Gables**

Details of Project/Study: **Ceilings - common areas and in suites**

2. **Total Gross Cost of Proposed Capital Project/Study: \$60,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$60,000		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$0	\$60,000	\$0	\$0	\$0	\$60,000
Net	\$0	\$25,880	\$0	\$0	\$0	\$25,880

3. **Estimated Useful Life: 15 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

The Building Condition Assessment Study notes that the ceilings in the common and service areas and in resident rooms be repainted in 15 year intervals. The study indicates that this will help to extend the life of ceilings.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$60,000	\$0	\$0	\$60,000
Net	\$0	\$0	\$25,880	\$0	\$0	\$25,880

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

shorten the life span of ceilings resulting in increased repairs

8. **Identify Sources and Amounts of Funding**

	Taxation	From Reserve - Grey Gables Reserve
2016	\$0	\$0
2017	\$25,880	\$34,120
2018	\$0	\$0
2019	\$0	\$0
2020	\$0	\$0
Total	\$25,880	\$34,120

9. **Compliance with Council objective/strategic plan (if applicable):**

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**

1. **Department / Function: Grey Gables**

Details of Project/Study: **Sidewalks/walkways**

2. **Total Gross Cost of Proposed Capital Project/Study: \$30,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$30,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$0	\$0	\$30,000	\$0	\$0	\$30,000
Net	\$0	\$0	\$30,000	\$0	\$0	\$30,000

3. **Estimated Useful Life: 5-10 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

As per the Building Condition Assessment Study the concrete walkways and sidewalks are original to the construction of the building and are generally in good condition, however there are sections that require levelling or repair. The BCA study recommends allowing for this type of repair every five years.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan: not in plan**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$15,000	\$0	\$15,000
Net	\$0	\$0	\$0	\$15,000	\$0	\$15,000

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

continued deterioration of stairs and handrails, walkways could cause risk for resident, staff and visitor safety.

8. **Identify Sources and Amounts of Funding**

	Taxation	From Reserve - Grey Gables Reserve
2016	\$0	\$0
2017	\$0	\$0
2018	\$30,000	\$0
2019	\$0	\$0
2020	\$0	\$0
Total	\$30,000	\$0

9. Compliance with Council objective/strategic plan (if applicable):

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. Ongoing Financial/Staffing/Legal/IT Implications (if applicable):

potential safety risk for residents, visitors and staff

1. **Department / Function: Grey Gables**

Details of Project/Study: Laundry Equipment

2. **Total Gross Cost of Proposed Capital Project/Study: \$50,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$50,000	

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$0	\$0	\$25,000	\$25,000	\$0	\$50,000
Net	\$0	\$0	\$25,000	\$25,000	\$0	\$50,000

3. **Estimated Useful Life: 10 -15 years**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

The laundry appliances will be ending their useful life and will require replacement starting in 2018. The request is to replace one washer and dryer each year for two years.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$35,000	\$35,000	\$70,000
Net	\$0	\$0	\$0	\$35,000	\$35,000	\$70,000

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

Possible "down time" in laundry leading to lack of appropriate service to residents and the Paramedic Services Department as well as potential infection control issues.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$0
2017	\$0
2018	\$25,000
2019	\$25,000
2020	\$0
Total	\$50,000

9. **Compliance with Council objective/strategic plan (if applicable):**

This capital investment complies with Goal 1 - expanding the prosperity base.

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**

A lack of appropriate laundry service and potential infection control issues could lead to issues of non-compliance with MOHLTC.

1. **Department / Function: Grey Gables**

Details of Project/Study: **Parking Lots, curbs and guards**

2. **Total Gross Cost of Proposed Capital Project/Study: \$380,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$380,000		

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$0	\$0	\$0	\$0	\$380,000	\$380,000
Net	\$0	\$0	\$0	\$0	\$380,000	\$380,000

3. **Estimated Useful Life:**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

Building Condition Assessment report recommends that parking lots, curbs and guards will require work in 2020 and 2021.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

safety risk to residents, staff and visitors.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$0
2017	\$0
2018	\$0
2019	\$0
2020	\$380,000
Total	\$380,000

9. **Compliance with Council objective/strategic plan (if applicable):**

The upkeep, maintenance and replacement of equipment assist in achieving excellence in service, as goal 6 identifies in the Grey County Strategic Plan.

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**

1. **Department / Function: Grey Gables**

**Details of Project/Study: Building Condition Assessment -
Future Funding**

2. **Total Gross Cost of Proposed Capital Project/Study: \$277,655**

Construction	Consultant/Contractor	Equipment	Other (Specify)
			\$277,655

Transfer to reserve for future funding of capital projects

Cost of Proposed Capital Project/Study in 2016-2020 Program:

	2016	2017	2018	2019	2020	Total
Gross	\$13,044	\$73,735	\$68,658	\$104,153	\$18,065	\$277,655
Net	\$13,044	\$73,735	\$68,658	\$104,153	\$18,065	\$277,655

3. **Estimated Useful Life:**

4. **Location of Project/Study (if applicable):**

Facility Name / Address	Municipality
Grey Gables	Municipality of Grey Highlands

5. **Need or Benefit(s) of Project (including safety issues):**

As recommended in the 2011 Building Condition Assessment, sufficient annual reserve contributions need to be made in order to ensure adequate funds are available for the replacement of building and equipment components in the future.

6. **Scheduling and Cost of Project/Study in 2015-2019 Capital Plan:**

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$0	\$68,709	\$120,407	\$189,116
Net	\$0	\$0	\$0	\$68,709	\$120,407	\$189,116

7. **Consequences/Implications of Not Undertaking Project (including alternatives):**

A stable source of funding for building and equipment component replacement is necessary in order to avoid budgetary impacts.

8. **Identify Sources and Amounts of Funding**

	Taxation
2016	\$13,044
2017	\$73,735
2018	\$68,658
2019	\$104,153
2020	\$18,065
Total	\$277,655

9. **Compliance with Council objective/strategic plan (if applicable):**

10. **Ongoing Financial/Staffing/Legal/IT Implications (if applicable):**