



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

PROJECT	2014 Approved Budget	2015-2019 Five Year Capital & Extra-Ordinary Expenditures					TOTAL
		2015	2016	2017	2018	2019	
Debenture Payment - Roof							
Debenture Payment	73,234	73,234	73,234	73,234	73,234	73,234	366,170
High-Low Beds	15,000	16,000	10,000	10,000	10,000	10,000	56,000
LTC Area floor - Bedrooms and Bathrooms	15,000	21,600	82,800	84,500			188,900
From Reserve - From Grey Gables Operating Reserve			(30,594)				(30,594)
Dietary Equipment	10,000	12,500	17,000	6,000	5,000	16,000	56,500
Computers	5,000	7,500	10,000	7,500	30,000	7,500	62,500
Home Enhancements	25,000	25,000	25,000	8,000			58,000
From Reserve - Grey Gables Donation Reserve	(25,000)	(25,000)	(25,000)	(8,000)			(58,000)
Whirlpool Tub	45,000	90,000	45,000				135,000
From Reserve - Grey Gables Reserve		(67,025)					(67,025)
Resident Lift	20,000			20,000	20,000	20,000	60,000
Sidewalks/walkways	21,000				15,000		15,000
From Reserve - Grey Gables Reserve	(16,027)						
Laundry Equipment	6,500				35,000	35,000	70,000
Automated Building System Controls	10,000						
Preferred Accommodation Upgrades	25,000						

PROJECT	2014 Approved Budget	2015-2019 Five Year Capital & Extra-Ordinary Expenditures					
		2015	2016	2017	2018	2019	TOTAL
Porches and Railings	5,000						
Fence Repair - Maple Lane Garden		10,000					10,000
Interior Lighting		35,000					35,000
Heating and/or Cooling systems - tenant space		24,700	25,200				49,900
Washer-disinfector		20,000	20,000	20,000			60,000
Ceilings - common areas and in suites				60,000			60,000
From Reserve - Grey Gables Reserve				(34,120)			(34,120)
Drapes and Blinds				15,000	15,000		30,000
Building Condition Assessment - Future Funding					68,709	120,407	189,116
NET LEVY REQUIREMENTS	234,707	243,509	252,640	262,114	271,943	282,141	1,312,347

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 2015-2019 Program:

	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

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 2014-2018 Capital Plan:

	2014	2015	2016	2017	2018	Total
Gross	\$73,234	\$73,234	\$73,234	\$73,324	\$73,324	\$366,350
Net	\$73,234	\$73,234	\$73,234	\$73,324	\$73,324	\$366,350

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

Repayment of self funded debenture

8. Identify Sources and Amounts of Funding

	Debenture Payment
2015	\$73,234
2016	\$73,234
2017	\$73,234
2018	\$73,234
2019	\$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: High-Low Beds

2. **Total Gross Cost of Proposed Capital Project/Study: \$56,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$56,000	

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$15,000	\$15,000	\$10,000	\$10,000	\$10,000	\$60,000
Net	\$15,000	\$15,000	\$10,000	\$10,000	\$10,000	\$60,000

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

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: LTC Area floor - Bedrooms and Bathrooms

2. **Total Gross Cost of Proposed Capital Project/Study: \$188,900**

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$188,900		

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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. 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.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$15,000	\$20,000	\$60,000	\$90,000	\$0	\$185,000
Net	\$15,000	\$20,000	\$60,000	\$90,000	\$0	\$185,000

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 Operating Reserve
2015	\$21,600	\$0
2016	\$52,206	\$30,594
2017	\$84,500	\$0
2018	\$0	\$0

2019	\$0	\$0
Total	\$158,306	\$30,594

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: **Dietary Equipment**

2. **Total Gross Cost of Proposed Capital Project/Study: \$56,500**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$56,500	

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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):**

In 2015 the refrigerators in each of the three serveries will be at the end of their service life and may need to be replaced. We would like to move the purchase of the 20 QT mixer and the Robot Coup Blixer from 2017 to 2015. This equipment aids in the preparation of meals and therapeutic textures and has required an increased number of repairs.

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

In 2017 we would like to purchase one cambro cart in 2017 to replace one of three carts that will be ending their life cycle. We will continue to replace one per year over three years. We would like to begin replacing the steam tables in the dining room serveries in 2017 versus 2018 due to increased number of breakdowns. These are original to the building and will have reached the end of their life cycle. The steam tables are used to safely hold foods being served at proper temperatures. We will continue to replace one steam table per year over three years.

In 2018 we will continue with the replacement of cambro carts and steam tables.

In 2019 the dishwashers in the dining room serveries will be at the end of their service life and may need to be replaced.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$10,000	\$10,000	\$14,000	\$6,500	\$6,500	\$47,000
Net	\$10,000	\$10,000	\$14,000	\$6,500	\$6,500	\$47,000

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

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: Computers

2. **Total Gross Cost of Proposed Capital Project/Study: \$62,500**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$62,500	

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

3. **Estimated Useful Life: 3-4 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 3 to 4 years to ensure the tools required for the operations of the home are effective. We would also like to introduce hand held devices that would allow direct care staff to chart anywhere anytime. This would be instead of replacing the kiosks currently used. Note, the previously budgeted \$5,000.00 has been increased to \$7,500 to appropriately cover the costs of the required replacements. In 2018, the additional funds will be used to replace OTN (Ontario Telemedicine Network) equipment.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$5,000	\$5,000	\$10,000	\$5,000	\$5,000	\$30,000
Net	\$5,000	\$5,000	\$10,000	\$5,000	\$5,000	\$30,000

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 effect resident documentation and other applications.

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

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

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):

The IT Strategic plan recommends computer replacement every 3 years, policy is to replace every 3-4 years depending on software utilized on the computer.

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

Details of Project/Study: **Home Enhancements**

2. **Total Gross Cost of Proposed Capital Project/Study: \$58,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$58,000	

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	2015	2016	2017	2018	2019	Total
Gross	\$25,000	\$25,000	\$8,000	\$0	\$0	\$58,000
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):**

There is an ongoing need for enhancements to the Home. This includes continued upgrading and replacement of outdated and worn furniture in social and gathering areas (dining room furniture, lounge furnishings, audio/visual equipment and therapeutic furniture). Other high use 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.

It is requested that these purchases be funded from the Grey Gables Donation Reserve.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

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

Potential safety/hazard and infection control issues for residents and staff related to worn/damaged furniture. Maintain the marketability of the Home and 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
2015	\$25,000
2016	\$25,000
2017	\$8,000
2018	\$0

2019	\$0
Total	\$58,000

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: Whirlpool Tub

2. **Total Gross Cost of Proposed Capital Project/Study: \$135,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$135,000	

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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):**

Tubs are needed in order to continue providing quality care to residents. Tubs are utilized even more so than in the past as a result of the MOHLTC requirement to offer two (2) baths per week. This plan will replace one whirlpool tub and mechanical lift each year. It is anticipated that the 2014 whirlpool tub project will not be completed until 2015; funds for this project will be transferred to reserve for use in 2015.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$45,000	\$45,000	\$45,000	\$0	\$0	\$135,000
Net	\$45,000	\$45,000	\$45,000	\$0	\$0	\$135,000

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
2015	\$22,975	\$67,025
2016	\$45,000	\$0
2017	\$0	\$0
2018	\$0	\$0
2019	\$0	\$0
Total	\$67,975	\$67,025

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 2015-2019 Program:

	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

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 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$20,000	\$0	\$0	\$20,000	\$10,000	\$50,000
Net	\$20,000	\$0	\$0	\$20,000	\$10,000	\$50,000

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

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):

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: **Sidewalks/walkways**

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 2015-2019 Program:

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

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 2014-2018 Capital Plan: not in plan**

	2014	2015	2016	2017	2018	Total
Gross	\$21,000	\$0	\$0	\$0	\$15,000	\$36,000
Net	\$4,973	\$0	\$0	\$0	\$15,000	\$19,973

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
2015	\$0	\$0
2016	\$0	\$0
2017	\$0	\$0
2018	\$15,000	\$0
2019	\$0	\$0
Total	\$15,000	\$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: \$70,000**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$70,000	

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$6,500	\$0	\$0	\$0	\$35,000	\$41,500
Net	\$6,500	\$0	\$0	\$0	\$35,000	\$41,500

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

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

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

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

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: **Fence Repair - Maple Lane Garden**

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 2015-2019 Program:

	2015	2016	2017	2018	2019	Total
Gross	\$10,000	\$0	\$0	\$0	\$0	\$10,000
Net	\$10,000	\$0	\$0	\$0	\$0	\$10,000

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 fencing around the Maple Lane Garden provides a safe, enclosed area for residents to enjoy outdoor activities. The Fencing around this area is deteriorating. This project would allow for the fence to be repaired by straightening existing posts and pouring cement to the base at a 2 ft depth.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

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

Maintain marketability of the Home and ensure that all areas are in good repair for resident, visitor and staff safety.

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

	Taxation
2015	\$10,000
2016	\$0
2017	\$0
2018	\$0
2019	\$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):**

Resident, visitor and staff safety. Marketability of the home.

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

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

2. Total Gross Cost of Proposed Capital Project/Study: \$35,000

Construction	Consultant/Contractor	Equipment	Other (Specify)
	\$35,000		

Cost of Proposed Capital Project/Study in 2015-2019 Program:

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

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):

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 2014-2018 Capital Plan:

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

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

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: \$49,900**

Construction	Consultant/Contractor	Equipment	Other (Specify)
		\$49,900	

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$17,100	\$22,800	\$22,800	\$0	\$62,700
Net	\$0	\$17,100	\$22,800	\$22,800	\$0	\$62,700

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

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: \$60,000**

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

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$0	\$0	\$0	\$0	\$0
Net	\$0	\$0	\$0	\$0	\$0	\$0

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

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: **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 2015-2019 Program:

	2015	2016	2017	2018	2019	Total
Gross	\$0	\$0	\$60,000	\$0	\$0	\$60,000
Net	\$0	\$0	\$25,880	\$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 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$0	\$0	\$9,000	\$0	\$9,000
Net	\$0	\$0	\$0	\$3,847	\$0	\$3,847

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
2015	\$0	\$0
2016	\$0	\$0
2017	\$25,880	\$34,120
2018	\$0	\$0
2019	\$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: Drapes and Blinds

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 2015-2019 Program:

	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

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, the window coverings will need to be replaced starting in 2017.

6. **Scheduling and Cost of Project/Study in 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$0	\$0	\$15,000	\$15,000	\$30,000
Net	\$0	\$0	\$0	\$15,000	\$15,000	\$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
2015	\$0
2016	\$0
2017	\$15,000
2018	\$15,000
2019	\$0
Total	\$30,000

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: Building Condition Assessment -
Future Funding**

2. **Total Gross Cost of Proposed Capital Project/Study: \$189,116**

Construction	Consultant/Contractor	Equipment	Other (Specify)
			\$189,116

Transfer to reserve for future funding of capital projects

Cost of Proposed Capital Project/Study in 2015-2019 Program:

	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

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 2014-2018 Capital Plan:**

	2014	2015	2016	2017	2018	Total
Gross	\$0	\$51,414	\$3,967	\$0	\$84,341	\$139,722
Net	\$0	\$51,414	\$3,967	\$0	\$84,341	\$139,722

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

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

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