

Report HDR-SS-02-15

To: Chair Burley and the Social Services Committee
From: Anne Marie Shaw, Director of Housing
Meeting Date: January 14, 2015
Subject: **Capital Expenditures Prior to 2015 Budget Approval**
Status: Recommendation adopted by Committee as presented per Resolution SSC19-15; Endorsed by County Council February 3, 2015 per Resolution CC33-15;

Recommendations

WHEREAS the 2015 budget has not yet been approved;

AND WHEREAS section 10.0, 10.1 f) of the purchasing procedure states that items requiring pre-budget approval must be reported to Council in order to have the expenditure authorized via resolution;

AND WHEREAS as per section 3.3 c) of the purchasing procedures, staff is authorized to procure up to fifty percent of gross expenditures contained in the first year of the current Five Year Capital Expenditure Forecast, prior to the annual budget being approved, once Council has authorized via resolution;

NOW THEREFORE BE IT RESOLVED THAT Report HDR-SS-02-15 be received;

AND THAT staff be authorized to tender the following capital projects:

- **Kitchen Cabinet Replacement** 490 7th Avenue East \$180,000
- **Reclad Exterior Building** 225 14th Street West \$150,000
- **Flooring Replacement** 248 Queen Street Durham \$ 30,000
- **Flooring Replacement** 41 Mark Street, Markdale \$ 20,000
- **Roof Repair** 305 14th Street West \$ 90,000
- **Reclad Exterior South Wall** 305 14th Street West \$200,000

Background

Staff is seeking authorization to tender (6) projects in 2015 prior to the budget approval

Section 10.1 f) of the purchasing procedure states that items requiring pre-budget approval must be reported to Council in order to have the expenditure authorized via resolution. In section 3.3 c) of the procedure, it states that staff is authorized to procure up to fifty percent of gross expenditures contained in the first year of the current Five Year Capital Expenditure Forecast, prior to the annual budget being approved, once Council has authorized these capital expenditures via resolution, the tenders can be released for bidding by contractors

Tendering the above projects before budget approval will ensure projects are completed within the 2015 budget year. The kitchen cabinets at 490 7th Avenue East Owen Sound and flooring replacement projects in Durham and Markdale are being carried over from 2014 budget year with an additional \$50,000 being added to complete the projects. The building re-cladding at 225 14th Street West in Owen Sound and 305 14th Street West are time sensitive projects and will take 4-5 months to complete so an early tender will allow the capital projects to start in the spring and finish before the weather turns. The roof repairs for 305 14th Street West are expected to cost approximately \$90,000 and will be completed in conjunction with the recladding.

The five year capital expenditure forecast report HDR-SS-09-14 as approved by council July 8, 2014 identified a gross capital expenditure of \$1,753,000.

The projects listed above total \$670,000 or 38% of the total gross capital budget for 2015

Financial / Staffing / Legal / Information Technology

Considerations

38% of capital budget to be tendered before approval of the 2015 budget

Link to Strategic Goals / Priorities

Fiscal Responsibility. Following purchasing procedure and tendering early to ensure enough time for project completion to ensure fiscal responsibility.

Attachments

[Attachment to HDR-SS-09-14 Housing 2015-2019 Draft Five Year Capital Forecast](#)

Respectfully submitted by,

Anne Marie Shaw

Director of Housing



SUMMARY OF FIVE YEAR CAPITAL & EXTRA-ORDINARY EXPENDITURES

Housing

PROJECT	2014 Approved Budget	2015-2019 Five Year Capital & Extra-Ordinary Expenditures					TOTAL
		2015	2016	2017	2018	2019	
Building Cycle Replacements	1,530,450	1,753,000	1,450,000	1,900,000	1,466,000	1,857,000	8,426,000
GROSS TOTAL	1,530,450	1,753,000	1,450,000	1,900,000	1,466,000	1,857,000	8,426,000
Less: From Housing Reserve	(416,042)	(577,300)	(209,636)	(591,416)	(85,444)	(400,513)	(1,864,309)
NET LEVY REQUIREMENTS	1,114,408	1,175,700	1,240,364	1,308,584	1,380,556	1,456,487	6,561,691

Project Description	2015 Project Request	
	2015	Total
1. Enterphone Replacement (General)	15,000	15,000
2. General Landscaping - Alpha Street	20,000	35,000
3. Exterior Painting - Alpha Street	10,000	45,000
4. Water System Upgrades (Flesherton and Holstein)	20,000	65,000
5. Appliance Replacement (General)	40,000	105,000
6. Painting (General)	25,000	130,000
7. Consulting Fees (General)	30,000	160,000
8. Hot Water Tank Replacement (General)	10,000	170,000
9. Fire Panel Replacement (General)	10,000	180,000
10. Insulation Upgrade (Family Units, Hanover)	7,000	187,000
11. Kitchen Cabinet Replacement (Family Units, Meaford)	50,000	237,000
12. Insulation Upgrade (Alpha Street, Owen Sound)	50,000	287,000
13. Insulation Upgrade (392051 Main Street, Holstein)	8,000	295,000
14. Insulation Upgrade(130 Rowe's Lane, Dundalk)	5,000	300,000
15. Window and Door Replacement (East Side Family Units)	50,000	350,000
16. Insulation Upgrade (248 Queen Street, Durham)	10,000	360,000
17. Insulation Upgrade (West Side Family Units, Owen Sound)	25,000	385,000
18. Insulation Upgrade (East Side Family Units, Owen Sound)	8,000	393,000
19. Insulation Upgrade (81 Bruce Street, Thornbury)	15,000	408,000
20. Insulation Upgrade (85 Lemon Street, Thornbury)	10,000	418,000
21. Insulation Upgrade (Family Units, Meaford)	8,000	426,000
22. Bath Rebuild (250 12th Avenue, Hanover)	150,000	576,000
23. Air Make-up Replacement (130 Rowe's Lane, Dundalk)	25,000	601,000
24. Bath Rebuild (490 7th Avenue East, Owen Sound)	160,000	761,000
25. Garbage Compactor Replacement (305 14th Street West, Owen Sound)	125,000	886,000
26. Reclad Exterior South Wall (305 14th Street West, Owen Sound)	200,000	1,086,000
27. Emergency Generator (50 McNab Street, Chatsworth)	20,000	1,106,000
28. Water Pipe Replacement (481 11th Street, Hanover)	25,000	1,131,000
29. Electrical Panel (in suite) Replacement (40 Artemesia Street, Dundalk)	17,000	1,148,000
30. Patio Surface/Dividers Upgrade (208 Queen Street, Durham)	30,000	1,178,000
31. Roofing Replacement (157 Nelson Street, Meaford)	50,000	1,228,000
32. Air Make-up Replacement (250 12th Avenue, Hanover)	30,000	1,258,000
33. Curbs & Driveways (West Side Family Units, Owen Sound)	32,000	1,290,000
34. Roofing Replacement (214 11th Avenue, Hanover)	35,000	1,325,000
35. Emergency Generator (392051 Main Street, Holstein)	20,000	1,345,000

36. Flooring/Lighting Replacement Common Area (248 7th Avenue East, Owen Sound)	30,000	1,375,000
37. Camera and Key Fob System (50 McNab Street, Chatsworth)	13,000	1,388,000
38. Sealing Balcony Decks (650 4th Street A East, Owen Sound)	40,000	1,428,000
39. Window Replacement (248 Queen Street, Durham)	50,000	1,478,000
40. Sidewalk Replacement/and Concrete Patios (181 Victoria Street, Dundalk)	30,000	1,508,000
41. Emergency Generator (42 Hill Street, Flesherton)	20,000	1,528,000
42. Balcony Railings (225 14th Street West, Owen Sound)	25,000	1,553,000
43. Window Replacement (225 14th Street West, Owen Sound)	75,000	1,628,000
44. Common Area Flooring (50 McNab Street, Chatsworth)	20,000	1,648,000
45. Flooring Replacement (43 Hill Street, Flesherton)	10,000	1,658,000
46. Window Replacement (Family Units, Meaford)	80,000	1,738,000
47. Siding Replacement (250 12th Ave, Hanover)	15,000	1,753,000
Total Projects to be Funded:		1,753,000

Note: Projects not listed in priority order