

Item 7E - Q2 2022 Capital Budget Update
TCHC Public Board Meeting - September 29, 2022
Report#: TCHC:2022-61 **Attachment 1**

Q2 2022 Facilities Management Report on Capital Delivery

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CAPITAL CATEGORIES		BUDGET				COMPLETE	Q2 YEAR END FORECAST		
Budget Category	Envelope Name	Original Budget (Board Approved)	Revisions (Q1) ¹	Revisions (Q2)	Revised Budget	Q2 Actual Completion	Q4 Forecasted Completion	Forecasted Variance from Budget	
Planned	CA01 - Common Area Accessibility	\$11,750,000	\$0	\$0	\$11,750,000	\$2,771,510	\$8,911,911	(\$2,838,089)	
	CC01 - Commercial-Laundry Rooms	\$1,300,000	\$0	\$0	\$1,300,000	\$459,788	\$3,001,806	\$1,701,806	
	CC09 - Commercial Retail Repairs	\$1,000,000	\$0	\$0	\$1,000,000	\$119,464	\$490,676	(\$509,324)	
	HBRP - Holistic Building Retrofit Program	\$40,000,000	(\$7,500,000)	(\$6,349,493)	\$26,150,507	\$1,692,282	\$14,676,890	(\$17,823,110)	
	RC03 - Electrical	\$5,000,000	\$0	\$0	\$5,000,000	\$1,841,279	\$5,638,835	\$638,835	
	RC05 - Elevators	\$6,000,000	\$0	\$0	\$6,000,000	\$2,118,647	\$5,569,861	(\$430,139)	
	RC07 - Envelope	\$40,000,000	\$0	\$0	\$40,000,000	\$14,171,728	\$41,044,245	\$1,044,245	
	RC08 - Grounds	\$10,000,000	\$0	\$0	\$10,000,000	\$4,496,287	\$12,526,499	\$2,526,499	
	RC09 - Interiors	\$7,000,000	\$0	\$0	\$7,000,000	\$1,211,327	\$6,343,512	(\$656,488)	
	RC10 - Emergency Generators	\$4,000,000	\$0	\$0	\$4,000,000	\$782,037	\$3,446,683	(\$553,317)	
	RC12 - Life Safety	\$9,000,000	\$0	\$0	\$9,000,000	\$4,484,712	\$11,222,959	\$2,222,959	
	RC15 - HVAC	\$18,000,000	\$0	\$0	\$18,000,000	\$4,708,098	\$21,193,535	\$3,193,535	
	RC16 - Plumbing	\$12,000,000	\$0	\$0	\$12,000,000	\$6,033,106	\$18,165,887	\$6,165,887	
	RC18 - Roofing	\$10,000,000	\$0	\$0	\$10,000,000	\$2,184,872	\$10,988,942	\$988,942	
	RC19 - Cameras and Access Control	\$10,000,000	\$0	\$0	\$10,000,000	\$404,611	\$7,462,162	(\$2,537,838)	
	RC22 - Single Dwelling Units	\$2,000,000	\$7,500,000	\$0	\$9,500,000	\$2,052,001	\$11,089,838	\$1,589,838	
	RC23 - Structural	\$8,000,000	\$0	\$0	\$8,000,000	\$2,928,497	\$7,835,014	(\$164,986)	
	RC24 - Parking Garages	\$10,000,000	\$0	\$0	\$10,000,000	\$4,317,186	\$10,062,854	\$62,854	
	RC39 - Common Area Hallway Repairs	\$1,000,000	\$0	\$0	\$1,000,000	\$467,625	\$1,660,420	\$660,420	
	RC41 - Swimming Pool Envelope	\$1,000,000	\$0	\$0	\$1,000,000	\$374,428	\$856,066	(\$143,934)	
RCHH - Heritage Houses	\$1,000,000	\$0	\$0	\$1,000,000	\$54,530	\$54,851	(\$945,149)		
RCXZ - Contingency	\$14,103,616	(\$700,000)	(\$13,403,616)	\$0	\$0	\$0	(\$13,403,616)		
TOTAL Planned		\$222,153,616	(\$700,000)	(\$19,753,109)	\$201,700,507	\$57,674,015	\$202,243,446	(\$19,210,170)	
Demand	CA02 - Tenant Units Accessibility	\$5,000,000	\$0	\$0	\$5,000,000	\$1,717,248	\$2,411,851	(\$2,588,149)	
	CA03 - Common Area Demand Accessibility Upgrades	\$1,350,000	\$700,000	\$0	\$2,050,000	\$447,808	\$973,700	(\$1,076,300)	
	CG01 - Waste Equipment Repairs	\$1,000,000	\$0	\$0	\$1,000,000	\$571,147	\$1,324,741	\$324,741	
	CI01 - Risk Management and Insurance Claims	\$4,000,000	\$0	\$0	\$4,000,000	\$3,302,913	\$4,000,000	\$0	
	COXX - Demand Capital	\$50,000,000	\$0	\$8,626,935	\$58,626,935	\$50,728,349	\$58,626,935	\$8,626,935	
	LC - Local Demand & Residential Appliances	\$2,000,000	\$0	\$0	\$2,000,000	\$1,940,698	\$1,751,209	(\$248,791)	
	LM - Local Moveouts	\$16,500,000	\$0	\$7,000,000	\$23,500,000	\$9,389,096	\$23,500,000	\$7,000,000	
	SOGI - State of Good Repair-Interior	\$5,000,000	\$0	\$0	\$5,000,000	\$3,254,313	\$5,092,074	\$92,074	
	SOGM - State of Good Repair-MLS Issues	\$4,000,000	\$0	\$0	\$4,000,000	\$1,573,596	\$2,754,952	(\$1,245,048)	
	TOTAL Demand		\$88,850,000	\$700,000	\$15,626,935	\$105,176,935	\$72,925,168	\$100,435,461	\$10,885,461
	Capital	ADM - FM Labour Costs-Project Management (5%)	\$17,500,000	\$0	\$0	\$17,500,000	\$8,693,414	\$17,500,000	\$0
Operations	RC01 - Building Condition Audits	\$1,000,000	\$0	\$0	\$1,000,000	\$240,642	\$1,102,181	\$102,181	
TOTAL Capital Operations		\$18,500,000	\$0	\$0	\$18,500,000	\$8,934,056	\$18,602,181	\$102,181	
Energy	AIP1 - Social Housing Apartment Improvement Program-10 Buildings	\$101,384	\$0	\$4,126,174	\$4,227,558	\$4,227,558	\$4,227,558	\$4,126,174	
	EW01 - Water Conservation & Recommissioning	\$4,000,000	\$0	\$0	\$4,000,000	\$2,732,153	\$3,195,811	(\$804,189)	
	EW03 - Energy Retrofit and Recommissioning	\$1,000,000	\$0	\$0	\$1,000,000	\$15,875	\$1,312,702	\$312,702	
	EW08 - Metering / Monitoring	\$2,650,000	\$0	\$0	\$2,650,000	\$628,832	\$2,199,400	(\$450,600)	
	EW09 - BAS and Recommissioning	\$3,080,000	\$0	\$0	\$3,080,000	\$347,576	\$2,234,072	(\$845,928)	
	EW10 - In-Suite LED Lighting and E Renewable Program	\$4,000,000	\$0	\$0	\$4,000,000	\$489,729	\$3,022,270	(\$977,730)	
	RPEI - Regent Park Energy Initiatives	\$5,665,000	\$0	\$0	\$5,665,000	\$830,963	\$2,734,894	(\$2,930,106)	
	TOTAL Energy		\$20,496,384	\$0	\$4,126,174	\$24,622,558	\$7,350,783	\$18,926,708	(\$1,569,676)
TOTAL		\$350,000,000	\$0	\$0	\$350,000,000	\$146,884,022	\$340,207,797	(\$9,792,203)	

¹ Revisions to the FM Capital Budget were approved by the Board at its meeting of June 28, 2022 as part of its consideration of Report TCHC:2022-34

\$9,792,203	\$9,792,203	\$9,792,203
\$156,676,226	\$350,000,000	\$0