

Capital Budget Monitoring Report – April 30, 2022

Date:	June 20, 2022
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to provide the Toronto Public Library Board with the Toronto Public Library (TPL) capital expenditures for the four-month period ended April 30, 2022, as well as projected expenditures to December 31, 2022.

Capital spending during the first four months of 2022 totalled \$8.088 million or 18.7% of the gross cash flow budget. The preliminary year-end forecast is 90% spending.

These financial results will be forwarded to the City of Toronto who will be presenting the consolidated financial results to April 30, 2022 to the Budget Committee meeting on June 24, 2022.

FINANCIAL IMPACT

Based on the \$8.088 million actual spending, the 2022 gross capital budget of \$43.230 million is 18.7% spent as of April 30, 2022.

The year-end forecast of 90.4% budget spending is very preliminary at this time due to ongoing uncertainties in the construction industry.

The Director, Finance and Treasurer has reviewed this financial impact statement and agrees with it.

ISSUE BACKGROUND

TPL's Council-approved [2022 Capital Budget](#) is \$43.230 million gross, which is comprised of \$38.448 million of new cash flows, \$6.896 million of unspent balances

carried forward from 2021 and a decrease of \$2.114 million from a technical adjustment to reduce the 2022 cash flow for three projects that were overspent in 2021.

Capital expenditure results are usually reported to the Library Board on a quarterly basis and also when a financial report is required by the City outside of quarter-ends.

COMMENTS

April 30, 2022 - Capital Budget Spending

The City has commenced a four-month variance report instead of a Q1 report and consolidated financial results to April 30, 2022 is planned for the City's Budget Committee meeting on June 24, 2022. TPL's financial results will be forwarded to the City for consolidation.

A list of all active projects is provided on Attachment 1, providing 2022 year-to-date and life-to-date project expenditure status as well as projected expenditures to the end of the year, and comments for those projects spending ahead or behind schedule. The attachment does not include the in-year budget adjustments being requested in a separate report, *2022 Capital Budget Adjustments*, at this meeting.

Capital spending during the first four months of 2022 totalled \$8.088 million or 18.7% of the 2022 approved cash-flow budget of \$43.230 million and is projected to be 90.4% spent by the end of the year. The year-end forecast is very preliminary at this time as projects may be impacted by supply chain issues, inflation and the current labour disruptions in the construction industry.

In-Year 2022 Budget Adjustments

A separate report, *2022 Capital Budget Adjustments*, requesting Board endorsement for in-year budget adjustments, is summarized in the following table.

Table 1: 2022 CAPITAL IN-YEAR ADJUSTMENTS (\$ millions)

Description	2022			2023		
	Gross	Debt	Development Charges	Gross	Debt	Development Charges
Cash flow acceleration/deferral						
Accelerate Albert Campbell cash flow	1.124	1.124	(1.124)	(1.124)	(1.124)	1.124
Defer Centennial cash flow	(1.124)			1.124		
	0.000	1.124	(1.124)	0.000	(1.124)	1.124
Budget transfer						
Answerline and Community Space Rental						
Modernization	(0.744)	(0.744)	(0.744)			
North York Central Library Phase 2	0.744	0.744	0.744			
	0.000	0.000	0.000			
Total Adjustment	0.000	1.124	(1.124)	0.000	(1.124)	1.124

Acceleration/Deferral

The Albert Campbell project is projected to be spent well ahead of schedule and a cash flow acceleration of \$1.124 million gross and debt from 2023 to 2022 is required. Delays in the Site plan approval process for the Centennial project will enable the deferral of \$1.124 million gross cash flows, funded by development charges, from 2022 to 2023, which offset the corresponding acceleration of funding for the Albert Campbell project. These in-year budget adjustments will not impact the total project costs, but will increase the debt funding in 2022 by \$1.124 million.

Budget Transfers

TPL is requesting a 2022 budget reallocation of \$0.744 million gross and debt from the Answerline and Community Space Rental Modernization project to the North York Central Library Phase 2 project as it has been adjusted to now include the renovation of washrooms on all floors and requires additional funding. This budget reallocation will result in the Answerline and Community Space Rental Modernization project having no remaining budget and the project will be closed. Any future work to modernize Answerline or Community Space Rental will require a strategic review with consideration of the City's standard Customer Relationship Management system, and will be included as part of the TPL's service modernization program.

Summer Contract Awards

During the 2022 summer break when there is no scheduled Board meeting, the City Librarian has delegated authority to award contracts above her maximum authority of \$500,000, provided there is adequate budget funding. The September Board meeting would include a report on all awards that were made by the City Librarian under this delegated authority over the summer.

CONTACT

Larry Hughsam; Director, Finance & Treasurer; Tel: 416-397-5946;
Email: lhughsam@tpl.ca

Howard Balter; Manager, Budget & Financial Reporting; Tel: 416-393-7003;
Email: hbalter@tpl.ca

SIGNATURE

Vickery Bowles
City Librarian

ATTACHMENTS

Attachment 1: Capital Budget Monitoring Report for the Period Ended April 30, 2022

Toronto Public Library
2022 Capital Budget Monitoring Report
For the Period Ended April 30, 2022

ATTACHMENT 1

Project/Sub-Project Name	2022 - Year-to-Date								2022 - Year End				Life To Date				Comments		
	2022 Full Year	Spent		Unspent / (Overspent)		Projected Actuals to Year-end				Budget	Actuals	Unspent / (Overspent)		Budget	Actuals	Unspent / (Overspent)			
		Budget	\$	%	\$	%	\$	% of Budget	On Budget			\$	\$	%					
		(a)	(b)	(c) = (a) / (b)	(d) = (a) - (b)	(e) = (d) / (a)	(f)	(g)	(h)			(i)	(j)	(k)	(l) = (j) - (k)	(m) = (l) / (j)	(n)		
1 Albert Campbell Renovation - Construction	1,674,776	1,831,763	109.4%	(156,987)	(9.4%)	2,798,863	167.1%	● (G)	● (G)	21,352,353	20,385,254	967,099	4.5%	2022	Construction is progressing very well resulting in 2022 expenditures to be ahead of schedule.				
2 Answerline and Community Space Rental Modernization	743,605	-	0.0%	743,605	100.0%	-	0.0%	● (G)	● (G)	1,400,000	656,395	743,605	53.1%	2022	Budget to be transferred to NYCL project, then the project closed.				
3 Bridlewood Branch Relocation	2,551,566	31,344	1.2%	2,520,222	98.8%	1,654,344	64.8%	● (Y)	● (Y)	7,299,000	104,778	7,194,222	98.6%	2023	Working drawings underway. Construction tender expected in Q3 with construction to start in October				
4 Centennial Reconstruction and Expansion	1,505,000	22,660	1.5%	1,482,340	98.5%	380,913	25.3%	● (R)	● (R)	16,553,000	22,660	16,530,340	99.9%	2025	Waiting for site plan approval				
5 Dawes Road Reconstruction & Expansion	443,861	358,148	80.7%	85,713	19.3%	443,861	100.0%	● (G)	● (G)	24,593,045	6,103,287	18,489,758	75.2%	2026					
6 Deer Park - Design	144,000	-	0.0%	144,000	100.0%	30,000	20.8%	● (R)	● (R)	144,000	-	144,000	100.0%	2022	Continuing to determine scope of project				
7 Digital Experiences	1,390,000	120,122	8.6%	1,269,878	91.4%	850,000	61.2%	● (Y)	● (Y)	7,500,000	2,491,832	5,008,168	66.8%	ongoing	Project is experiencing minor delays due to competing priorities which have delayed requirement gathering				
8 Ethennonnhawahstihnen' Library - Bayview Library Relocation	3,883,564	1,000,000	25.7%	2,883,564	74.3%	3,883,564	100.0%	● (G)	● (G)	15,322,272	12,573,708	2,748,564	17.9%	2022					
9 Etobicoke New Construction - Design	299,000	-	0.0%	299,000	100.0%	299,000	100.0%	● (G)	● (G)	1,416,000	-	1,416,000	100.0%	2023					
10 High Park - Design	244,000	-	0.0%	244,000	100.0%	15,000	6.1%	● (R)	● (R)	834,000	-	834,000	100.0%	2024	Feasibility study awarded. RFP for architectural services expected in Q3				
11 Integrated Payment Solutions	134,913	-	0.0%	134,913	100.0%	134,913	100.0%	● (G)	● (G)	2,250,000	2,115,087	134,913	6.0%	2022					
12 Maryvale Relocation	1,973,709	782,457	39.6%	1,191,252	60.4%	1,973,709	100.0%	● (G)	● (G)	2,749,000	2,141,748	607,252	22.1%	2022					
13 Multi-Branch Minor Renovation Program	8,245,406	1,124,032	13.6%	7,121,374	86.4%	8,245,406	100.0%	● (G)	● (G)	46,900,368	23,195,844	23,704,524	50.5%	ongoing					
14 North York Central Library Phase 2	1,106,028	216,274	19.6%	889,754	80.4%	1,849,633	167.2%	● (G)	● (G)	12,718,000	11,828,247	889,753	7.0%	2022	The scope of the project now includes renovation of washrooms on all floors, thus requiring additional cash flow funding in 2022, to be funded from a budget transfer from the Answerline and Community Space Rental Modernization project.				
15 Northern District Renovation - Design	175,000	-	0.0%	175,000	100.0%	30,000	17.1%	● (R)	● (R)	705,000	-	705,000	100.0%	2023	Continuing to determine scope of project				
16 Northern District Streetscaping	495,000	16,105	3.3%	478,895	96.7%	495,000	100.0%	● (G)	● (G)	990,000	45,660	944,340	95.4%	2022					
17 299 Campbell Ave - Perth/Dupont Relocation	1,398,000	27,608	2.0%	1,370,392	98.0%	624,190	44.6%	● (R)	● (Y)	4,757,000	27,608	4,729,392	99.4%	2023	Working drawings underway. Construction start dependent on developer's schedule				
18 Pleasant View Renovation	268,000	-	0.0%	268,000	100.0%	100,000	37.3%	● (R)	● (Y)	635,622	-	635,622	100.0%	2023	Architect contract expected to be issued in Q2				
19 Richview Building Elements (SOGR)	719,000	11,295	1.6%	707,705	98.4%	50,000	7.0%	● (R)	● (R)	3,546,017	72,702	3,473,315	97.9%	2024	Tendering for engineering services expected in Q2				
20 Service and Digital Modernization	6,243,000	775,289	12.4%	5,467,711	87.6%	5,783,000	92.6%	● (G)	● (G)	6,771,000	1,956,053	4,814,947	71.1%	ongoing					
21 Technology Asset Management Program	3,928,589	736,116	18.7%	3,192,473	81.3%	3,928,589	100.0%	● (G)	● (G)	25,452,000	8,290,527	17,161,473	67.4%	ongoing					
22 Toronto Reference Library Renovation	2,005,681	49,851	2.5%	1,955,830	97.5%	1,900,000	94.7%	● (G)	● (G)	10,710,000	1,168,170	9,541,830	89.1%	ongoing					
23 Weston Renovation	161,000	-	0.0%	161,000	100.0%	100,000	62.1%	● (Y)	● (Y)	641,000	17,197	623,803	97.3%	2023	RFP for architectural services expected in Q3				
24 Wychwood Renovation	2,068,593	529,497	25.6%	1,539,096	74.4%	2,068,593	100.0%	● (G)	● (G)	15,795,600	14,256,471	1,539,129	9.7%	2022					

ATTACHMENT 1

Toronto Public Library
2022 Capital Budget Monitoring Report
For the Period Ended April 30, 2022

Project/Sub-Project Name	2022 - Year-to-Date						2022 - Year End				Life To Date				Expected Year of Completion	Comments			
	2022 Full Year	Spent		Unspent / (Overspent)		Projected Actuals to Year-end				Budget	Actuals	Unspent / (Overspent)							
		Budget	\$	%	\$	%	\$	% of Budget	On Budget	On Time	\$	%	\$	%					
	(a)	(b)	(c) = (a) / (b)	(d) = (a) - (b)	(e) = (d) / (a)	(f)	(g)	(h)	(i)	(j)	(k)	(l) = (j) - (k)	(m) = (l) / (j)	(n)					
25	York Woods Renovation	1,429,171	455,928	31.9%	973,243	68.1%	1,429,171	100.0%	◎	◎	13,824,000	12,850,757	973,243	7.0%	2022				
	Total 2022 Capital Projects Cash Flow Gross	43,230,462	8,088,490	18.7%	35,141,972	81.3%	39,067,749	90.4%	◎	◎	244,858,277	120,303,986	124,554,291	50.9%					

On Time

On / Ahead of Schedule

Minor Delays < 6 months

Significant Delays > 6 months

On Budget



>70% of Approved Cash Flow



Between 50% and 70% of Approved Cash Flow



< 50% or >100% of Approved Cash Flow