



## Q1 2024 Reconciliation of Preventive Maintenance/Demand Repair Programs and Elevator Contracts

Item 9D

May 28, 2024

Building Investment, Finance and Audit Committee

**Report:** BIFAC:2024-50

**To:** Building Investment, Finance and Audit Committee  
("BIFAC")

**From:** Vice President, Facilities Management

**Date:** May 10, 2024

### PURPOSE:

This report provides the Building Investment, Finance and Audit Committee with an update on the Q1 2024 results of the Preventive Maintenance/Demand Repair programs and elevator contracts managed by Facilities Management.

### RECOMMENDATION:

It is recommended that the Building Investment, Finance and Audit Committee receive this report for information.

### REASONS FOR RECOMMENDATION:

#### Background

At the November 3, 2021, BIFAC meeting, Facilities Management committed to completing a quarterly reconciliation of the Preventive Maintenance/Demand Repair programs and Elevator contracts to ensure the programs were in compliance with the approved awards and to take corrective action, when required, to ensure ongoing compliance.

These programs ensure that TCHC's grounds, roofs, elevators, fire life safety, mechanical, electrical, and heating, ventilation and air conditioning ("HVAC") equipment are properly maintained through best-in-class

preventive maintenance programs, and that demand repairs are completed, when required, to maintain buildings in a state of good repair and ensure tenant comfort. The Toronto Seniors Housing Corporation, Facilities Management, Client Care, Maintenance Dispatch, building staff, and Risk Management and Insurance utilize these programs.

This review details findings of the reconciliation completed as of the end of Q1 2024.

### **Q1 2024 Program Results**

As of March 31, 2024, all Preventive Maintenance/Demand Repair programs and elevator contracts have been reconciled using a manual reconciliation process. The results of that reconciliation found that all program spends for Q1 were within approved amounts and thus in compliance. This report also includes details of the Corporate and Commercial HVAC Equipment Preventive Maintenance & Demand Repairs Program (“DGR”). DGR Program has been removed from this report as TCHC is undertaking a comprehensive reconciliation of the program’s expenditures against the approved amounts. The results arising from the reconciliation will be subsequently reported to BIFAC.

A preliminary financial review indicates that spending is within overall budgets.

Automated reporting from HoMES is not yet available to assist in the reconciliation process.

### **IMPLICATIONS AND RISKS:**

TCHC is obligated to complete work to support Preventive Maintenance/Demand Repair programs and elevator contracts to either ensure compliance with various code requirements (e.g. Ontario Fire Code, Technical Standards and Safety Authority) and/or ensure its buildings are properly maintained. Properly maintained buildings preserve TCHC’s assets, help achieve a state of good repair for the portfolio, and help provide healthy, comfortable and safe homes for our tenants.

Preventive maintenance is regularly occurring work that has a set cost determined during the procurement award process.

Demand repairs are completed on an as needed basis at a volume that can vary from year to year. This can present challenges when determining the

required approval amounts. Historic data, industry knowledge, plus current market conditions are used to try to predict future spends.

As with any work performed, there is a risk that the work may not be performed satisfactorily or represent value for money. To mitigate these risks, these programs are procured through a public procurement process and once awarded, any work arising from the preventive maintenance activities must be authorized by Facilities Management staff. Facilities Management staff also perform random reviews of completed work to ensure the work was completed satisfactorily. For work generated from demand requests, site staff must confirm that the work was performed satisfactorily before approving the invoice for payment by Finance staff.

The inspection process that is in place is consistent with recommendations made by the Auditor General to ensure work is being performed satisfactorily and that there is value for money.

Facilities Management will continue to provide a quarterly reconciliation to ensure that programs are closely monitored and that any additional approvals required can be obtained in a timely manner to ensure there is no interruption with the completion of this required work.

**SIGNATURE:**

*“Allen Murray”*

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Allen Murray  
Vice President, Facilities Management

**ATTACHMENT:**

1. Q1 2024 Preventive Maintenance/Demand Repair and Elevator Programs Summary

**STAFF CONTACT:**

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Item 9D – Q1 2024 Preventive Maintenance and Demand Repairs Program Reconciliation  
 Public BIFAC Meeting – May 28, 2024  
 Report #: BIFAC:2024-50  
**Attachment 1**

| Service                                                          | Start Date/<br>End Date                  | Total Approved Award<br>by VAC                                                                                           | Preventive Maintenance (PM)       |                                                 |                             | Demand Repairs                               |                                | 2024 Q1<br>Reconciliation<br>Comments                      |
|------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------|-----------------------------|----------------------------------------------|--------------------------------|------------------------------------------------------------|
|                                                                  |                                          |                                                                                                                          | Year                              | PM Approved                                     | PM Actual<br>Spend 2024 Q1  | Demand<br>Approved                           | Demand Actual<br>Spend 2024 Q1 |                                                            |
| <b>Roof<br/>Maintenance &amp;<br/>Roof Anchor<br/>Inspection</b> | Jul-20/Jul-24<br><br>Jan-22/Dec-26       | \$23,459,388<br>Orig VAC: \$23,567,295<br>C/O: (\$107,907)<br>Orig VAC: \$457,500                                        | 2020-2023<br>2024<br>2025<br>2026 | \$944,228<br>\$266,605<br>\$109,785<br>\$96,270 | \$783,520<br>\$32,351       | \$18,000,000<br>\$4,500,000                  | \$11,289,363<br>\$875,900      | Q1 2024 reconciliation<br>complete. No action<br>required. |
| <b>Grounds &amp;<br/>Snow<br/>Maintenance</b>                    | May-20/Apr-25,<br>Oct-21/Apr-25          | \$70,561,702<br>Orig VAC: \$56,200,470<br>C/O's & DA: \$14,423,671<br>CO1: (\$5,850)<br>CO2: \$10,000<br>CO3: (\$66,589) | 2021-2023<br>2024<br>2025         | \$41,157,833<br>\$14,701,935<br>\$14,701,935    | \$39,710,985<br>\$3,662,305 | Not Applicable                               | Not Applicable                 | Q1 2024 reconciliation<br>complete. No action<br>required. |
| <b>Fire Life Safety</b>                                          | Apr-22<br>May-22/Dec-22<br>Jan-23/Dec-23 | \$21,877,517<br>Original DA: \$847,335<br>CO1: \$8,427,591<br>CO2: \$11,440,000<br>CO3: \$1,200,000<br>CO: (\$37,409)    | 2022-2023                         | \$3,793,517                                     | \$3,385,532                 | \$18,084,000                                 | \$15,556,425                   | Q1 2024 reconciliation<br>complete. No action<br>required. |
| <b>Fire Life Safety<br/>NEW CONTRACT</b>                         | Jan-24/Dec-26                            | \$44,074,530<br>Original VAC:<br>\$44,074,530                                                                            | 2024<br>2025<br>2026              | \$2,084,901<br>\$2,406,829<br>\$2,382,800       | \$99,628                    | \$12,599,739<br>\$12,300,131<br>\$12,300,131 | \$1,657,022                    | Q1 2024 reconciliation<br>complete. No action<br>required. |
| <b>Generator</b>                                                 | July-22/Dec-24                           | \$2,937,231<br>Orig VAC: \$2,932,073<br>CO: \$5,158                                                                      | 2022-2023<br>2024                 | \$323,581<br>\$413,649                          | \$321,709<br>\$50,369       | \$1,320,000<br>\$880,000                     | \$779,324<br>\$95,468          | Q1 2024 reconciliation<br>complete. No action<br>required. |

| Service                     | Start Date/<br>End Date | Total Approved Award<br>by VAC                         | Preventive Maintenance (PM) |             |                            | Demand Repairs     |                                | 2024 Q1<br>Reconciliation<br>Comments                |
|-----------------------------|-------------------------|--------------------------------------------------------|-----------------------------|-------------|----------------------------|--------------------|--------------------------------|------------------------------------------------------|
|                             |                         |                                                        | Year                        | PM Approved | PM Actual<br>Spend 2024 Q1 | Demand<br>Approved | Demand Actual<br>Spend 2024 Q1 |                                                      |
| <b>Chillers</b>             | Jan-23/Dec-27           | \$3,871,792<br>Orig VAC: \$3,871,792                   | 2023                        | \$391,469   | \$391,469                  | \$152,423          | \$107,710                      | Q1 2024 reconciliation complete. No action required. |
|                             |                         |                                                        | 2024                        | \$397,399   | \$99,350                   | \$146,493          | \$47,223                       |                                                      |
|                             |                         |                                                        | 2025                        | \$397,399   |                            | \$146,493          |                                |                                                      |
|                             |                         |                                                        | 2026                        | \$397,399   |                            | \$146,493          |                                |                                                      |
|                             |                         |                                                        | 2027                        | \$397,399   |                            | \$146,493          |                                |                                                      |
|                             |                         |                                                        | 2028                        | \$418,191   |                            | \$157,975          |                                |                                                      |
|                             |                         |                                                        | 2029                        | \$418,191   |                            | \$157,975          |                                |                                                      |
| <b>PTAC/Fan Coil</b>        | Jan-23/Dec-27           | \$8,711,892<br>Orig VAC: \$8,711,892                   | 2023                        | \$1,840,333 | \$1,590,480                | \$75,000           | \$40,210                       | Q1 2024 reconciliation complete. No action required. |
|                             |                         |                                                        | 2024                        | \$1,611,130 | \$407,954                  | \$75,000           | \$9,048                        |                                                      |
|                             |                         |                                                        | 2025                        | \$1,611,130 |                            | \$75,000           |                                |                                                      |
|                             |                         |                                                        | 2026                        | \$1,627,241 |                            | \$76,318           |                                |                                                      |
|                             |                         |                                                        | 2027                        | \$1,644,422 |                            | \$76,318           |                                |                                                      |
| <b>Elevator A/C</b>         | Jan-21/Dec-25           | \$632,225<br>Orig VAC: \$498,225<br>C/O: \$134,000     | 2021-2023                   | \$137,920   | \$79,499                   | \$225,000          | \$142,590                      | Q1 2024 reconciliation complete. No action required. |
|                             |                         |                                                        | 2024                        | \$57,140    | \$7,015                    | \$76,500           | \$2,930                        |                                                      |
|                             |                         |                                                        | 2025                        | \$57,140    |                            | \$78,525           |                                |                                                      |
| <b>Booster/Sump Pump</b>    | Jan-21/Dec-25           | \$1,253,359<br>Orig VAC: \$1,046,084<br>C/O: \$207,275 | 2021-2023                   | \$417,571   | \$404,141                  | \$305,000          | \$147,304                      | Q1 2024 reconciliation complete. No action required. |
|                             |                         |                                                        | 2024                        | \$155,394   | \$35,666                   | \$110,000          | \$3,285                        |                                                      |
|                             |                         |                                                        | 2025                        | \$155,394   |                            | \$110,000          |                                |                                                      |
| <b>Laundry Room Exhaust</b> | Jan-23/Dec-27           | \$402,500<br>Orig VAC: \$402,500                       | 2023                        | \$30,200    | \$29,600                   | \$50,000           | \$37,720                       | Q1 2024 reconciliation complete. No action required. |
|                             |                         |                                                        | 2024                        | \$30,200    | \$7,400                    | \$50,000           | \$2,535                        |                                                      |
|                             |                         |                                                        | 2025                        | \$30,200    |                            | \$50,000           |                                |                                                      |
|                             |                         |                                                        | 2026                        | \$30,200    |                            | \$50,750           |                                |                                                      |
|                             |                         |                                                        | 2027                        | \$30,200    |                            | \$50,750           |                                |                                                      |
| <b>Thermographs</b>         | Jan-23/Dec-25           | \$2,338,800<br>Orig VAC: \$2,338,800                   | 2023                        | \$289,800   | \$283,920                  | \$100,000          | \$97,511                       | Q1 2024 reconciliation complete. No action required. |
|                             |                         |                                                        | 2024                        | \$289,800   | \$0                        | \$100,000          | \$27,117                       |                                                      |
|                             |                         |                                                        | 2025                        | \$289,800   |                            | \$100,000          |                                |                                                      |
|                             |                         |                                                        | 2026                        | \$289,800   |                            | \$100,000          |                                |                                                      |
|                             |                         |                                                        | 2027                        | \$289,800   |                            | \$100,000          |                                |                                                      |
|                             |                         |                                                        | 2028                        | \$289,800   |                            | \$100,000          |                                |                                                      |

Q1 2024 Preventive Maintenance and Demand Repairs Program Reconciliation

| Service                                                                                | Start Date/<br>End Date | Total Approved Award<br>by VAC                         | Preventive Maintenance (PM) |                |                            | Demand Repairs     |                                | 2024 Q1<br>Reconciliation<br>Comments                |
|----------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------|-----------------------------|----------------|----------------------------|--------------------|--------------------------------|------------------------------------------------------|
|                                                                                        |                         |                                                        | Year                        | PM Approved    | PM Actual<br>Spend 2024 Q1 | Demand<br>Approved | Demand Actual<br>Spend 2024 Q1 |                                                      |
| <b>Duct cleaning</b>                                                                   | Jan-23/Dec-27           | \$7,986,375<br>Orig VAC: \$7,986,375                   | 2023                        | Not Applicable | Not Applicable             | \$1,550,000        | \$1,426,905                    | Q1 2024 reconciliation complete. No action required. |
|                                                                                        |                         |                                                        | 2024                        |                |                            | \$1,550,000        | \$200,886                      |                                                      |
|                                                                                        |                         |                                                        | 2025                        |                |                            | \$1,550,000        |                                |                                                      |
|                                                                                        |                         |                                                        | 2026                        |                |                            | \$1,668,187        |                                |                                                      |
|                                                                                        |                         |                                                        | 2027                        |                |                            | \$1,668,188        |                                |                                                      |
| <b>Chemical Treatment</b>                                                              | Feb-21/Dec-25           | \$576,772<br>Orig VAC: \$502,692<br>C/O: \$74,080      | 2021-2023                   | \$295,362      | \$283,028                  | \$40,040           | \$20,144                       | Q1 2024 reconciliation complete. No action required. |
|                                                                                        |                         |                                                        | 2024                        | \$105,472      | \$17,334                   | \$15,200           | \$0                            |                                                      |
|                                                                                        |                         |                                                        | 2025                        | \$105,472      |                            | \$15,226           |                                |                                                      |
| <b>Demand Plumbing</b>                                                                 | Feb-23/Jan-28           | \$75,000,000<br>Orig VAC: \$75,000,000                 | 2023                        | Not Applicable | Not Applicable             | \$15,000,000       | \$14,881,328                   | Q1 2024 reconciliation complete. No action required. |
|                                                                                        |                         |                                                        | 2024                        |                |                            | \$15,000,000       | \$2,425,693                    |                                                      |
|                                                                                        |                         |                                                        | 2025                        |                |                            | \$15,000,000       |                                |                                                      |
|                                                                                        |                         |                                                        | 2026                        |                |                            | \$15,000,000       |                                |                                                      |
|                                                                                        |                         |                                                        | 2027                        |                |                            | \$15,000,000       |                                |                                                      |
| <b>Demand Heating</b>                                                                  | Feb-23/Jan-28           | \$35,000,000<br>Orig VAC: \$35,000,000                 | 2023                        | Not Applicable | Not Applicable             | \$7,000,000        | \$3,140,855                    | Q1 2024 reconciliation complete. No action required. |
|                                                                                        |                         |                                                        | 2024                        |                |                            | \$7,000,000        | \$379,997                      |                                                      |
|                                                                                        |                         |                                                        | 2025                        |                |                            | \$7,000,000        |                                |                                                      |
|                                                                                        |                         |                                                        | 2026                        |                |                            | \$7,000,000        |                                |                                                      |
|                                                                                        |                         |                                                        | 2027                        |                |                            | \$7,000,000        |                                |                                                      |
| <b>Air Conditioning and Ventilation</b><br>(previously HVAC over and under ton) 5 ton) | Feb-23/Jan-28           | \$30,000,000<br>Orig VAC: \$30,000,000                 | 2023                        | Not Applicable | Not Applicable             | \$6,000,000        | \$1,655,580                    | Q1 2024 reconciliation complete. No action required. |
|                                                                                        |                         |                                                        | 2024                        |                |                            | \$6,000,000        | \$189,630                      |                                                      |
|                                                                                        |                         |                                                        | 2025                        |                |                            | \$6,000,000        |                                |                                                      |
|                                                                                        |                         |                                                        | 2026                        |                |                            | \$6,000,000        |                                |                                                      |
|                                                                                        |                         |                                                        | 2027                        |                |                            | \$6,000,000        |                                |                                                      |
| <b>Furnace PM</b>                                                                      | Jan-22/Dec-26           | \$7,559,440<br>Orig VAC: \$6,909,440<br>C/O: \$650,000 | 2022-2023                   | \$2,873,776    | \$2,721,843                | \$150,000          | \$129,359                      | Q1 2024 reconciliation complete. No action required. |
|                                                                                        |                         |                                                        | 2024                        | \$1,436,888    | \$307,832                  | \$75,000           | \$9,656                        |                                                      |
|                                                                                        |                         |                                                        | 2025                        | \$1,436,888    |                            | \$75,000           |                                |                                                      |
|                                                                                        |                         |                                                        | 2026                        | \$1,436,888    |                            | \$75,000           |                                |                                                      |

Q1 2024 Preventive Maintenance and Demand Repairs Program Reconciliation

| Service                                                                                                          | Start Date/<br>End Date | Total Approved Award<br>by VAC                                                                         | Preventive Maintenance (PM) |                |                              | Demand Repairs     |                                | 2024 Q1<br>Reconciliation<br>Comments                |
|------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------|----------------|------------------------------|--------------------|--------------------------------|------------------------------------------------------|
|                                                                                                                  |                         |                                                                                                        | Year                        | PM Approved    | PM Actual<br>Spend 2024 Q1   | Demand<br>Approved | Demand Actual<br>Spend 2024 Q1 |                                                      |
| <b>Furnace Replacements</b><br><small>(NOTE: Approved replacement spend/actuals shown in the PM columns)</small> | Jan-22/Dec-26           | \$10,284,480<br>Orig VAC \$9,533,600<br>C/O: \$750,880                                                 | 2022-2023                   | \$4,144,320    | \$3,379,720                  | \$520,000          | \$391,833                      | Q1 2024 reconciliation complete. No action required. |
|                                                                                                                  |                         |                                                                                                        | 2024                        | \$1,771,720    | \$192,690                    | \$135,000          | \$3,160                        |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2025                        | \$1,771,720    |                              | \$85,000           |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2026                        | \$1,771,720    |                              | \$85,000           |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        |                             |                |                              |                    |                                |                                                      |
| <b>PTAC Replacements</b><br><small>(NOTE: Approved replacement</small>                                           | Apr-22/Mar-28           | \$7,568,492<br>Orig VAC: \$7,568,492                                                                   | 2022-2023                   | \$1,939,884    | \$393,372                    | \$37,000           | \$2,671                        | Q1 2024 reconciliation complete. No action required. |
|                                                                                                                  |                         |                                                                                                        | 2024                        | \$1,108,505    | \$40,139                     | \$37,000           | \$0                            |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2025                        | \$1,108,505    |                              | \$37,000           |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2026                        | \$1,274,781    |                              | \$37,370           |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2027                        | \$1,338,520    |                              | \$37,931           |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2028                        | \$574,067      |                              | \$37,931           |                                |                                                      |
| <b>Backflow</b>                                                                                                  | Jan-24/Dec-28           | \$918,475<br>Orig VAC: \$918,475                                                                       | 2024                        | \$60,480       | \$15,036                     | \$119,935          | \$4,135                        | Q1 2024 reconciliation complete. No action required. |
|                                                                                                                  |                         |                                                                                                        | 2025                        | \$60,480       |                              | \$119,935          |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2026                        | \$60,480       |                              | \$119,935          |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2027                        | \$62,294       |                              | \$126,320          |                                |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2028                        | \$64,163       |                              | \$124,452          |                                |                                                      |
| <b>Demand Pressure Vessels</b>                                                                                   | Jan-21/Dec-25           | \$2,184,050<br>Orig VAC: \$1,960,450<br>C/O: \$223,600                                                 | 2021-2023                   | Not Applicable | Not Applicable               | \$1,385,831        | \$1,167,016                    | Q1 2024 reconciliation complete. No action required. |
|                                                                                                                  |                         |                                                                                                        | 2024                        |                |                              | \$395,158          | \$59,958                       |                                                      |
|                                                                                                                  |                         |                                                                                                        | 2025                        |                |                              | \$403,061          |                                |                                                      |
| <b>Elevators</b>                                                                                                 | Jun-17/May-28           | \$32,384,170<br>VACs for PM/: \$27,743,258<br>CO1 for Demand: \$4,300,911<br>CO2 for Demand: \$340,000 | N/A<br>Award on total term  | \$19,876,588   | \$14,138,008<br>\$14,688,874 | \$12,507,581       | \$5,847,519<br>\$6,323,595     | Q1 2024 reconciliation complete. No action required. |

Q1 2024 Preventive Maintenance and Demand Repairs Program Reconciliation

| Service                                                                                     | Start Date/<br>End Date | Total Approved Award<br>by VAC                                                                           | Preventive Maintenance (PM)                                       |                                                                                                        |                              | Demand Repairs                                                                                      |                                | 2024 Q1<br>Reconciliation<br>Comments                         |
|---------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------|
|                                                                                             |                         |                                                                                                          | Year                                                              | PM Approved                                                                                            | PM Actual<br>Spend 2024 Q1   | Demand<br>Approved                                                                                  | Demand Actual<br>Spend 2024 Q1 |                                                               |
| <b>Elevators</b>                                                                            | Jun-17/May-28           | \$32,384,170<br>VACs PM/Demand: \$27,743,258<br>CO1 for Demand: \$4,300,911<br>CO2 for Demand: \$340,000 | N/A<br>Award on<br>total term                                     | \$19,876,588                                                                                           | \$14,138,008<br>\$14,688,874 | \$12,507,581                                                                                        | \$5,847,519<br>\$6,323,595     | Q1 2024<br>reconciliation<br>complete. No action<br>required. |
| <b>Kitchen Drains<br/>Treatment</b>                                                         | Aug-22/Aug-30           | \$8,007,585<br>Orig VAC: \$8,007,585                                                                     | 2022-2023<br>2024<br>2025<br>2026<br>2027<br>2028<br>2029<br>2030 | \$1,273,777<br>\$827,068<br>\$827,068<br>\$974,828<br>\$974,828<br>\$974,828<br>\$974,828<br>\$380,359 | \$1,265,801<br>\$66,777      | \$150,000<br>\$100,000<br>\$100,000<br>\$100,000<br>\$100,000<br>\$100,000<br>\$100,000<br>\$50,000 | \$7,090<br>\$0                 | Q1 2024<br>reconciliation<br>complete. No action<br>required. |
| <b>Electrical</b>                                                                           | Oct-22/Sept-27          | \$18,000,000<br>Orig VAC: \$18,000,000                                                                   | 2022-2023<br>2024<br>2025<br>2026<br>2027                         | Not Applicable                                                                                         | Not Applicable               | \$4,500,000<br>\$3,600,000<br>\$3,600,000<br>\$3,600,000<br>\$2,700,000                             | \$3,601,494<br>\$592,351       | Q1 2024<br>reconciliation<br>complete. No action<br>required. |
| <b>TCHC Corporate<br/>and Commercial<br/>HVAC Equipment<br/>PM &amp; Demand<br/>Repairs</b> | May-23/Apr-28           | \$1,198,654                                                                                              | 2023<br>2024<br>2025<br>2026<br>2027<br>2028                      | \$42,850<br>\$85,700<br>\$85,700<br>\$86,986<br>\$89,595<br>\$45,460                                   | \$41,667<br>\$22,488         | \$99,833<br>\$149,750<br>\$149,750<br>\$152,745<br>\$157,327<br>\$52,957                            | \$60,593<br>\$24,459           | Q1 2024<br>reconciliation<br>complete. No action<br>required. |



Q1 2024 Preventive Maintenance and Demand Repairs Program Reconciliation

| Service                                                                                                            | Start Date/<br>End Date | Total Approved Award<br>by VAC  | Preventive Maintenance (PM) |                |                            | Demand Repairs     |                                | 2024 Q1<br>Reconciliation<br>Comments                |
|--------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------|-----------------------------|----------------|----------------------------|--------------------|--------------------------------|------------------------------------------------------|
|                                                                                                                    |                         |                                 | Year                        | PM Approved    | PM Actual<br>Spend 2024 Q1 | Demand<br>Approved | Demand Actual Spend<br>2024 Q1 |                                                      |
| <b>Garage CO System</b>                                                                                            | Aug-23/Aug-27           | \$355,134<br>Orig VAC \$355,134 | 2023                        | \$37,700       | \$37,700                   | \$32,500           | \$25,266                       | Q1 2024 reconciliation complete. No action required. |
|                                                                                                                    |                         |                                 | 2024                        | \$37,700       | \$0                        | \$32,500           | \$1,385                        |                                                      |
|                                                                                                                    |                         |                                 | 2025                        | \$37,700       |                            | \$32,500           |                                |                                                      |
|                                                                                                                    |                         |                                 | 2026                        | \$38,454       |                            | \$33,813           |                                |                                                      |
|                                                                                                                    |                         |                                 | 2027                        | \$38,454       |                            | \$33,813           |                                |                                                      |
| <b>DM Services for CCTV, access control, Electromagnetic locks, intercom systems &amp; alarm intrusion systems</b> | Oct-23/Oct-28           | Orig. VAC: \$10,400,000         | 2023                        | Not Applicable | Not Applicable             | \$1,883,333        | \$599,845                      | Q1 2024 reconciliation complete. No action required. |
|                                                                                                                    |                         |                                 | 2024                        |                |                            | \$1,883,333        | \$455,854                      |                                                      |
|                                                                                                                    |                         |                                 | 2025                        |                |                            | \$1,883,333        |                                |                                                      |
|                                                                                                                    |                         |                                 | 2026                        |                |                            | \$2,375,000        |                                |                                                      |
|                                                                                                                    |                         |                                 | 2027                        |                |                            | \$2,375,000        |                                |                                                      |
| <b>Electrical Safety Authority Continuous Safety Program</b>                                                       | Jan-24/Dec-28           | VAC: \$4,160,487.00             | 2024                        | \$768,908      | \$768,908                  | Not Applicable     | \$14,382                       | Q1 2024 reconciliation Complete. No action required. |
|                                                                                                                    |                         |                                 | 2025                        | \$799,279      |                            |                    |                                |                                                      |
|                                                                                                                    |                         |                                 | 2026                        | \$830,850      |                            |                    |                                |                                                      |
|                                                                                                                    |                         |                                 | 2027                        | \$863,668      |                            |                    |                                |                                                      |