

DEFERRED

Toronto Community Housing



Reconciliation of Preventive Maintenance/Demand Repair Programs and Elevator Contracts – Year Ended December 31, 2021

Item 2G

March 8, 2022

Building Investment, Finance and Audit Committee

Report:	BIFAC:2022-39
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To:	Building Investment, Finance and Audit Committee ("BIFAC")
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From:	Vice President, Facilities Management
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Date:	March 3, 2022
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PURPOSE:

The purpose of this report is to provide the BIFAC with the results of the Preventive Maintenance / Demand Repair programs and Elevator contracts reconciliation for the year ended December 31, 2021.

RECOMMENDATION:

It is recommended that the BIFAC receive this report for information.

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 if not in compliance, corrective action taken.

These programs ensure that TCHC's grounds, 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 required to maintain buildings in a state of good repair and ensure tenant comfort are

completed. The programs are utilized and accessed by a number of departments within TCHC including, Facilities Management, Client Care, Maintenance Dispatch, Building Staff and Risk and Insurance.

YEAR END UPDATE:

As of December 31, 2021, Facilities Management completed a detailed review of 101 programs / contracts. 23 were Preventive Maintenance / Demand Repair programs and 78 were Elevator contracts.

This review consisted of reviewing over 80,000 work orders and over 200 staff hours. Below is a recap of the findings:

- 101 programs / contracts reviewed:
 - 101 were within TCHC approved budget
 - 50 were within the approved award amounts, had no previous change orders and required no action
 - 46 were within the approved award amounts, had change orders processed prior and required no further action
 - 3 were within the approved award amounts, had change orders processed prior and required a further change order to be approved, included on the March 8, 2022 BIFAC agenda
 - 2 were within the approved award amounts, had no previous change orders and require a change order to be approved, included on the March 8, 2022 BIFAC agenda

The previous change orders approved on these programs were due to a variety of reasons:

- Increase in number of buildings due to new development and the change of contract managed buildings to direct managed
 - From 2017 to 2021, there were approximately 1,060 units added through new developments along with an additional 3,831 units being added towards the end of 2020 when the units in former contract managed OUW became direct managed units.
- Change in vendors due to issues with vendor's performance
- Increase in scope of work required to meet changes in regulatory requirements

- Increase in costs due to inflation and Covid-19
- In year spend over approved annual spend (but not over total contract approved amount)
- Extension of contract due to renewal not being actioned on time

Details of each reconciliation are included in Attachment 1.

The next review will be completed at the end of Q1, 2022 and quarterly thereafter with the findings being provided to the BIFAC.

IMPLICATIONS AND RISKS:

TCHC is obligated to complete this work to either ensure compliance with various code requirements (EG: Ontario Fire Code, Technical Standards and Safety Authority (TSSA) and/or ensure its buildings are properly maintained. Properly maintained buildings preserve TCHC assets, help achieve a state of good repair for the portfolio and help provide a healthy, comfortable and safe home for our tenants.

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

Demand repairs are completed on an as needed basis and can vary from year to year. This can presents challenges when determining the required approval amounts. Historic data plus current market conditions are used to try to predict future spends.

Quarterly reconciliation of the programs will ensure that the programs are closely monitored and 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”

Allen Murray
Vice President, Facilities Management

ATTACHMENT:

1. PM/Demand Repairs Program 2021 Summary

STAFF CONTACT:

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(416) 981-6955

Attachment 1. PM/Demand Repairs Programs 2021 Summary

			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
Roof Maintenance	Jul-20/Jul-22	\$23,567,295 Orig VAC: \$23,567,295	July to Dec	\$213,459	\$160,423	\$4,500,000	\$3,166,892	No action required
			2020	\$213,459	\$213,459	\$4,500,000	\$3,426,191	
			2021	\$213,459	\$213,459 forecasted	\$4,500,000	\$4,500,000 forecasted	
			2022	\$213,459		\$4,500,000		
			2023	\$213,459		\$4,500,000		
			2024	\$213,459		\$4,500,000		
Grounds & Snow Maintenance	May-20/Apr-25, Oct-21/Apr-25	\$61,348,534 Orig VAC \$61,348,534	2021	\$11,435,094	\$11,435,094	Not	Not Applicable	No action required
			2022	\$12,114,430	\$12,114,430 forecasted	Applicable		
			2023	\$12,599,670				
			2024	\$12,599,670				
			2025	\$12,599,670				
Fire Life Safety	Jan-19/Dec-23	\$42,775,161 Orig VAC: \$34,839,376 C/O's: \$7,935,785	2019	\$2,189,145	\$2,071,271	\$5,509,234	\$5,509,234	BIFAC approved a 3 month extension to March 31, 2022. New contract is ready for award pending Board approval. New contract start date April 1, 2022
			2020	\$2,289,118	\$1,983,584	\$6,124,807	\$6,124,807	
			2021	\$2,289,128	\$2,076,406	\$7,796,998	\$7,188,744	
			2022	\$2,211,176	\$773,025 (3 months) forecasted	\$7,350,000	\$2,350,000 (3 months) New Contract pending Board's approval	
			2023	\$2,015,555	\$0 forecasted	\$5,000,000	\$0 forecasted	
Generator	Jan-19/Dec-23	\$2,698,976 Orig VAC: \$2,465,320 C/O's: \$233,656	2019	\$339,932	\$335,443	\$300,000	\$295,353	No action required
			2020	\$156,332	\$145,044	\$300,000	\$294,095	
			2021	\$192,917	\$160,550	\$380,000	\$377,195	
			2022	\$187,051	\$187,051 forecasted	\$390,000	\$390,000 forecasted	
			2023	\$156,332		\$300,000		
Chillers	Jan-16/Dec-22	\$2,168,980 Orig VAC: \$1,924,697 C/O: \$244,283	2016	\$214,421	\$214,421	\$0	\$31,661	PM: No action required Program spend is within budget DM: \$200,533 change order pending BIFAC approval (Previous spend: \$200,533)
			2017	\$214,421	\$214,421	\$0	\$39,675	
			2018	\$214,421	\$214,421	\$0	\$23,812	
			2019	\$214,421	\$214,421	\$0	\$31,813	
			2020	\$229,355	\$229,355	\$0	\$73,572	
			2021	\$276,424	\$276,424	\$207,275	\$185,403	
			2022	\$337,926	\$337,926 forecasted	\$260,315	\$260,314 forecasted	
Furnace PM	Jan-17/Dec-21	\$5,039,485	2017	\$710,626	\$710,626	\$15,867	\$15,867	No action required

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PM/Demand Repairs Programs 2021 Summary

March 1, 2022

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			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
		Orig VAC: \$3,630,029 C/O's: \$1,409,456	2018	\$881,693	\$881,693	\$28,660	\$28,660	Note: New contract started Jan 2022 as approved by BIFAC
			2019	\$940,696	\$940,696	\$21,445	\$21,445	
			2020	\$960,688	\$960,688	\$30,887	\$30,887	
			2021	\$1,362,911	\$1,362,911	\$86,013	\$73,344	
PTAC/Fan Coil	Jan-17/Dec-22	\$6,533,769 Orig VAC: \$4,264,220 C/O's: \$2,269,549	2017	\$803,194	\$803,194	\$35,000	\$30,616	No action required
			2018	\$883,370	\$883,370	\$35,000	\$33,988	
			2019	\$919,852	\$919,852	\$40,000	\$31,256	
			2020	\$1,085,407	\$1,085,407	\$50,000	\$45,688	
			2021	\$1,264,518	\$1,264,518	\$55,000	\$54,237	
			2022	\$1,310,757	\$1,310,757 forecasted	\$50,000	\$50,000 forecasted	
Furnace	Jan-17/Dec-21	\$4,194,657 Orig VAC: \$2,050,600 C/O's: \$2,144,057	2017	Not Applicable	Not Applicable	\$421,267	\$421,267	No action required Note: New contract started Jan 2022 as approved by BIFAC
			2018			\$511,645	\$511,645	
			2019			\$698,785	\$698,785	
			2020			\$618,510	\$618,510	
			2021			\$1,944,450	\$1,931,943	
PTAC	Jan-17/Mar-22	\$2,688,529 Orig VAC: \$1,535,279 C/O: \$913,250	2017	Not Applicable	Not Applicable	\$364,706	\$364,706	No action required
			2018			\$437,647	\$437,647	
			2019			\$474,117	\$474,117	
			2020			\$547,059	\$547,059	
			2021			\$625,000	\$576,624	
			2022			\$240,000	\$240,000 forecasted	
Elevator A/C	Jan-21/Dec-25	\$632,225 Orig VAC: \$498,225 C/O: \$134,000	2021	\$23,640	\$23,640	\$75,000	\$53,050	No action required
			2022	\$57,140	\$57,104 forecasted	\$75,000	\$75,000 forecasted	
			2023	\$57,140		\$75,000		
			2024	\$57,140		\$75,000		
			2025	\$57,140		\$75,000		
Booster/Sump Pump	Jan-21/Dec-25	\$1,253,359 Orig VAC: \$1,046,084 C/O: \$207,275	2021	\$123,017	\$123,017	\$85,000	\$76,378	No action required
			2022	\$139,164	\$139,164 forecasted	\$110,000	\$110,000 forecasted	
			2023	\$155,394		\$110,000		
			2024	\$155,394		\$110,000		
			2025	\$155,394		\$110,000		
Laundry Room	Jan-18/Dec-22	\$1,020,159 Orig VAC: \$941,286 C/O: \$44,311	2018	\$108,901	\$108,901	\$51,607	\$51,607	No action required
			2019	\$108,901	\$108,901	\$72,250	\$72,250	
			2020	\$108,901	\$108,901	\$82,572	\$82,572	

PM/Demand Repairs Programs 2021 Summary

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			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
			2021	\$126,947	\$126,947	\$134,311	\$118,484	
			2022	\$126,947	<i>\$126,942 forecasted</i>	\$80,251	<i>\$80,250 forecasted</i>	
Thermographs	Jan-17/Dec-22	\$1,836,180 Orig VAC: \$1448,840 C/O's: \$387,340	2017	\$166,473	\$166,473	\$100,000	\$50,635	PM: \$20,000 Change order requiring BIFAC approval DM: \$80,000 change order requiring BIFAC approval (\$52,358 previous spend: 2021; \$27,641 required for 2022 forecast)
			2018	\$166,473	\$166,473	\$100,000	\$42,879	
			2019	\$166,473	\$166,473	\$100,000	\$55,570	
			2020	\$231,430	\$231,430	\$50,000	\$40,025	
			2021	\$376,470	\$376,470	\$50,000	\$102,359	
			2022	\$298,860	<i>\$298,860 forecasted</i>	\$50,000	<i>\$77,641 forecasted</i>	
Garage CO PM	Jan-18/Dec-23	\$419,278 Orig VAC: \$409,278 CO: \$10,000	2018	\$26,213	\$26,213	\$42,000	\$37,331	No action required
			2019	\$26,213	\$26,213	\$42,000	\$19,384	
			2020	\$31,515	\$31,515	\$42,000	\$23,237	
			2021	\$37,515	\$37,515	\$46,000	\$30,033	
			2022	\$31,515	<i>\$31,515 forecasted</i>	\$42,000	<i>\$42,000 forecasted</i>	
Duct cleaning	Jan-20/Dec-24	\$5,463,226 Orig VAC: \$5,000,000 CO: \$463,226	2020	Not Applicable	Not Applicable	\$1,000,000	\$981,787	No action required
			2021			\$1,245,761	\$1,245,761	
			2022			\$1,217,464	<i>\$1,217,464 forecasted</i>	
			2023			\$1,000,000		
			2024			\$1,000,000		
Chemical Treatment	Feb-21/Dec-25	\$576,773 Orig VAC: \$502,693 CO: \$74,080	2021	\$87,485	\$87,485	\$12,420	\$9,786	No action required
			2022	\$101,650	<i>\$101,650 forecasted</i>	\$12,420	<i>\$12,420 forecasted</i>	
			2023	\$107,472				
			2024	\$107,472				
			2025	\$107,472				
Demand Plumbing	Jan-20/Dec-24	\$26,850,000 Orig VAC: \$26,500,000 CO: \$350,000	2020	Not Applicable	Not Applicable	\$5,300,000	\$4,462,000	Program spend is within budget DM: \$23,555,426 Change order pending BIFAC/Board approval (Previous spend: \$12,255,426; Forecasted: \$11,300,000)
			2021			\$5,650,000	\$5,617,897	
			2022			\$5,300,000	<i>2022 \$16,600,000 forecasted</i>	
			2023			\$5,300,000	<i>\$0 Program to be tendered</i>	
			2024			\$5,300,000	<i>\$0 Program to be tendered</i>	

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Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
Demand Heating	Feb-20/Dec-24	\$30,550,000 Orig VAC: \$30,000,000 CO: \$550,000	2020	Not Applicable	Not Applicable	\$6,137,500	\$2,461,135	No action required
			2021			\$6,412,500	\$6,203,881	
			2022			\$6,000,000	\$6,000,000 forecasted	
			2023			\$6,000,000	\$0 Program to be tendered	
			2024			\$6,000,000	\$0 Program to be tendered	
HVAC Over 5 Ton	Feb-20/Dec-24	\$2,430,000 Orig VAC: \$2,400,000 CO: \$30,000	2020	Not Applicable	Not Applicable	\$487,500	\$369,169	No action required
			2021			\$502,500	\$497,086	
			2022			\$480,000	\$480,000 forecasted	
			2023			\$480,000	\$0 Program to be tendered	
			2024			\$480,000	\$0 Program to be tendered	
HVAC Under 5 Ton	Feb-20/Dec-24	\$22,620,000 Orig VAC: \$22,500,000 CO: \$120,000	2020	Not Applicable	Not Applicable	\$4,530,000	\$2,148,204	No action required
			2021			\$4,590,000	\$3,073,120	
			2022			\$4,500,000	\$4,500,000 forecasted	
			2023			\$4,500,000	\$0 Program to be tendered	
			2024			\$4,500,000	\$0 Program to be tendered	
Electrical	Feb-20/Dec-24	\$10,200,000 Orig VAC: \$10,000,000 CO: \$200,000	2020	Not Applicable	Not Applicable	\$2,050,000	\$2,118,011	No action required
			2021			\$2,150,000	\$2,144,895	
			2022			\$2,000,000	\$2,000,000 forecasted	
			2023			\$2,000,000	\$0 Program to be tendered	
			2024			\$2,000,000	\$0 Program to be tendered	
Electrical East	Jan-22/Jul-22	\$182,000 Orig VAC: \$182,000	2022	Not Applicable	Not Applicable	\$182,000	\$182,000 forecasted	No action required
Electrical Central	Jan-22/Jul-22	\$76,000 Orig VAC: \$76,000	2022	Not Applicable	Not Applicable	\$76,000	\$76,000 forecasted	No action required
Elevators	Jul-19/May-24	\$672,410 Orig VAC: \$672,410	N/A Award based on total term	\$621,860	\$316,200	\$50,550	\$231,738 \$230,000 forecasted additional required to end of contract	Program spend is within budget DM: \$411,188 Change order pending BIFAC approval (Previous spend \$181,188; Forecasted \$230,000)

PM/Demand Repairs Programs 2021 Summary

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			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
	Jul-19/May-24		N/A Award based on total term	\$640,150	\$325,500	\$50,550	\$327,917 \$350,000 forecasted additional required to end of contract	Program spend is within budget DM: \$627,367 Change order pending BIFAC approval (Previous spend: \$277,367; Forecasted: \$350,000)
	Jun-17/May-24	\$8,088,145 Orig VAC: \$6,805,586 CO: \$1,282,559	N/A Award based on total term	\$6,167,486	\$3,384,933	\$638,100	\$1,720,659 \$200,000 forecasted additional required to end of contract	No action required
	Jun-17/May-24	\$5,979,141 Orig VAC: \$4,994,900 CO: \$984,241	N/A Award based on total term	\$4,334,400	\$2,443,796	\$660,500	\$1,044,741 \$600,000 forecasted additional required to end of contract	No action required
	Oct-19/Sep-26	\$189,024 Orig VAC: \$129,024 CO: \$60,000	N/A Award based on total term	\$129,024	\$41,472	\$0	\$19,412 \$40,588 forecasted additional required to end of contract	No action required
	Oct-19/Sep-26	\$187,260 Orig VAC: \$127,260 CO: \$60,000	N/A Award based on total term	\$127,260	\$40,905	\$0	\$7,545 \$52,455 forecasted additional required to end of contract	No action required
	Jul-19/May-24	\$249,508 Orig VAC: \$179,508 CO: \$70,000	N/A Award based on total term	\$179,508	\$64,110	\$0	\$28,009 \$41,991 forecasted additional required to end of contract	No action required
	Jul-19/May-24	\$229,768 Orig VAC: \$159,768 CO: \$70,000	N/A Award based on total term	\$159,768	\$57,060	\$0	\$35,572 \$34,428 forecasted additional required to end of contract	No action required

PM/Demand Repairs Programs 2021 Summary

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Service	Start Date/ End Date	Total Approved Award by VAC	Preventive Maintenance (PM)			Demand Repairs		Comments
			Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	
	Jul-19/May-24	\$75,064 Orig VAC: \$50,064 CO: \$25,000	N/A Award based on total term	\$50,064	\$17,880	\$0	\$1,258 <i>\$23,742 forecasted additional required to end of contract</i>	No action required
	Jul-19/May-24	\$84,676 Orig VAC: \$53,676 CO: \$31,000	N/A Award based on total term	\$53,676	\$19,170	\$0	\$11,228 <i>\$19,772 forecasted additional required to end of contract</i>	No action required
	Jul-19/May-24	\$82,200 Orig VAC: \$67,200 CO: \$15,000	N/A Award based on total term	\$67,200	\$24,215	\$0	\$11,199 <i>\$3,801 forecasted additional required to end of contract</i>	No action required
	Jul-19/May-24	\$171,928 Orig VAC: \$116,928 CO: \$55,000	N/A Award based on total term	\$116,928	\$76,560	\$0	\$35,032 <i>\$19,968 forecasted additional required to end of contract</i>	No action required
	Jun-17/May-24	\$136,000 Orig VAC: \$126,000 CO: \$10,000	N/A Award based on total term	\$126,000	\$62,303	\$0	\$2,478 <i>\$7,522 forecasted additional required to end of contract</i>	No action required
	Oct-19/May-24	\$633,398 Orig VAC: \$611,830 CO: \$21,568	N/A Award based on total term	\$73,920	\$35,640	\$13,432	\$23,197 <i>\$11,803 forecasted additional required to end of contract</i>	No action required
	Apr-19/May-24	\$450,896 Orig VAC: \$421,348 CO: \$29,548	N/A Award based on total term	\$55,040	\$28,380	\$20,452	\$31,908 <i>\$18,092 forecasted additional required to end of contract</i>	No action required
	May-21/Apr-28	\$218,100 Orig VAC: \$198,100 CO: \$20,000	N/A Award based on total term	\$148,100	\$14,105	\$50,000	\$8,226 <i>\$70,000 forecasted additional required to end of contract</i>	No action required
	Feb-20/Jan-27	\$423,215 Orig VAC: \$393,215 CO: \$30,000	N/A Award based on total term	\$303,215	\$83,023	\$90,000	\$13,954 <i>\$120,000 forecasted additional required to end of contract</i>	No action required

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Service	Start Date/ End Date	Total Approved Award by VAC	Preventive Maintenance (PM)			Demand Repairs		Comments
			Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	
	Apr-20/Mar-27	\$265,626 Orig VAC: \$245,626 CO: \$20,000	N/A Award based on total term	\$175,626	\$43,907	\$70,000	\$8,879 <i>\$90,000 forecasted additional required to end of contract</i>	No action required
	Dec-21/Nov-26	\$125,815 Orig VAC: \$105,815 CO: \$20,000	N/A Award based on total term	\$75,815	\$0	\$30,000	\$0 <i>\$50,000 forecasted additional required to end of contract</i>	No action required
	Jun-21/May-26	\$190,000 Orig VAC: \$180,000 CO: \$10,000	N/A Award based on total term	\$22,500	\$2,555	\$10,000	\$275 <i>\$15,000 forecasted additional required to end of contract</i>	No action required
	Jun-21/May-26	\$165,900 Orig VAC: \$160,900 CO: \$5,000	N/A Award based on total term	\$21,900	\$2,555	\$10,000	\$413 <i>\$15,000 forecasted additional required to end of contract</i>	No action required
	Sep-19/May-24	\$572,200 Orig VAC: \$527,050 CO: \$46,750	N/A Award based on total term	\$51,300	\$25,200	\$13,250	\$4,560 <i>\$60,000 forecasted additional required to end of contract</i>	No action required
	Sep-19/May-24	\$572,200 Orig VAC: \$525,450 CO: \$46,750	N/A Award based on total term	\$51,300	\$25,200	\$13,250	\$8,829 <i>\$60,000 forecasted additional required to end of contract</i>	No action required
	Sep-19/May-24	\$652,415 Orig VAC: \$631,765 CO: \$20,650	N/A Award based on total term	\$62,415	\$30,660	\$14,350	\$3,548 <i>\$35,000 forecasted additional required to end of contract</i>	No action required
	Sep-19/May-24	\$649,915 Orig VAC: \$629,265 CO: \$20,650	N/A Award based on total term	\$62,415	\$30,660	\$14,350	\$8,354 <i>\$35,000 forecasted additional required to end of contract</i>	No action required

PM/Demand Repairs Programs 2021 Summary

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Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
	Sep-19/May-24	\$642,415 Orig VAC: \$621,765 CO: \$20,650	N/A Award based on total term	\$62,415	\$30,660	\$14,350	\$6,616 <i>\$35,000 forecasted additional required to end of contract</i>	No action required
	Apr-19/May-24	\$391,745 Orig VAC: \$389,895 CO: \$1,850	N/A Award based on total term	\$51,200	\$26,400	\$8,150	\$495 <i>\$10,000 forecasted additional required to end of contract</i>	No action required
	Apr-19/May-24	\$363,781 Orig VAC: \$361,931 CO: \$1,850	N/A Award based on total term	\$51,200	\$26,400	\$8,150	\$3,861 <i>\$10,000 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$741,080 Orig VAC: \$713,483 CO: \$27,597	N/A Award based on total term	\$541,080	\$54,108	\$172,403	\$27,757 <i>\$200,000 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$1,579,240 Orig VAC: \$1,411,643 CO: \$167,597	N/A Award based on total term	\$1,179,240	\$117,924	\$232,403	\$31,932 <i>\$400,000 forecasted additional required to end of contract</i>	No action required
	Apr-19/May-24	\$417,263 Orig VAC: \$397,715 CO: \$19,548	N/A Award based on total term	\$55,040	\$28,380	\$20,452	\$18,240 <i>\$40,000 forecasted additional required to end of contract</i>	No action required
	Apr-19/May-24	\$407,783 Orig VAC: \$388,235 CO: \$19,548	N/A Award based on total term	\$55,040	\$28,380	\$20,452	\$14,617 <i>\$40,000 forecasted additional required to end of contract</i>	No action required
	Jun-21/May-26	\$151,300 Orig VAC: \$151,300	N/A Award based on total term	\$21,300	\$2,555	\$10,000	\$413 <i>\$10,000 forecasted additional required to end of contract</i>	No action required
	Jun-21/May-26	\$151,300 Orig VAC: \$151,300	N/A Award based on total term	\$21,300	\$2,555	\$10,000	\$894 <i>\$10,000 forecasted additional required to end of contract</i>	No action required

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Service	Start Date/ End Date	Total Approved Award by VAC	Preventive Maintenance (PM)			Demand Repairs		Comments
			Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	
	Jun-21/May-26	\$150,700 Orig VAC: \$150,700	N/A Award based on total term	\$20,700	\$2,555	\$10,000	\$5,206 <i>\$10,000 forecasted additional required to end of contract</i>	No action required
	Jun-21/May-26	\$150,700 Orig VAC: \$150,700	N/A Award based on total term	\$20,700	\$2,555	\$10,000	\$0 <i>\$10,000 forecasted additional required to end of contract</i>	No action required
	Jun-21/May-26	\$167,800 Orig VAC: \$167,800	N/A Award based on total term	\$21,300	\$2,555	\$10,000	\$0 <i>\$10,000 forecasted additional required to end of contract</i>	No action required
	Jun-21/Jun-26	\$353,850 Orig VAC: \$353,850	N/A Award based on total term	\$40,200	\$4,020	\$61,900	\$217 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$353,850 Orig VAC: \$353,850	N/A Award based on total term	\$40,200	\$4,020	\$61,900	\$1,069 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$367,350 Orig VAC: \$367,350	N/A Award based on total term	\$40,200	\$4,020	\$61,900	\$0 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$369,850 Orig VAC: \$369,850	N/A Award based on total term	\$40,200	\$4,020	\$61,900	\$1,228 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$103,000 Orig VAC: \$103,000	N/A Award based on total term	\$12,600	\$1,260	\$46,900	\$0 <i>\$46,900 forecasted additional required to end of contract</i>	No action required

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			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
	Jul-21/Jun-26	\$358,850 Orig VAC: \$358,850	N/A Award based on total term	\$40,200	\$4,020	\$61,900	\$429 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$347,800 Orig VAC: \$347,800	N/A Award based on total term	\$38,400	\$3,840	\$61,900	\$0 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$372,850 Orig VAC: \$372,850	N/A Award based on total term	\$40,200	\$4,020	\$61,900	\$435 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$534,450 Orig VAC: \$534,450	N/A Award based on total term	\$60,300	\$6,030	\$61,900	\$2,270 <i>\$61,900 forecasted additional required to end of contract</i>	No action required
	May-21/Apr-26	\$167,900 Orig VAC: \$167,900	N/A Award based on total term	\$19,200	\$2,251	\$10,000	\$2,006 <i>\$10,000 forecasted additional required to end of contract</i>	No action required
	May-20/Apr-25	\$396,550 Orig VAC: \$396,550	N/A Award based on total term	\$40,200	\$13,400	\$43,350	\$10,667 <i>\$43,350 forecasted additional required to end of contract</i>	No action required
	May-20/Apr-25	\$398,550 Orig VAC: \$398,550	N/A Award based on total term	\$40,200	\$13,400	\$43,350	\$3,047 <i>\$43,350 forecasted additional required to end of contract</i>	No action required
	May-20/Apr-25	\$364,550 Orig VAC: \$364,550	N/A Award based on total term	\$40,200	\$13,400	\$43,350	\$913 <i>\$43,350 forecasted additional required to end of contract</i>	No action required

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			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
	May-20/Apr-25	\$368,550 Orig VAC: \$368,550	N/A Award based on total term	\$40,200	\$13,400	\$43,350	\$441 <i>\$43,350 forecasted additional required to end of contract</i>	No action required
	Nov-21/Sep-25	\$128,500 Orig VAC: \$128,500	N/A Award based on total term	\$93,500	\$2,791	\$35,000	\$3,354 <i>\$35,000 forecasted additional required to end of contract</i>	No action required
	Oct-20/Sep-25	\$892,500 Orig VAC: \$892,500	N/A Award based on total term	\$592,500	\$148,125	\$300,000	\$19,564 <i>\$300,000 forecasted additional required to end of contract</i>	No action required
	May-20/Apr-25	\$334,550 Orig VAC: \$334,550	N/A Award based on total term	\$48,000	\$16,000	\$37,550	\$6,982 <i>\$37,550 forecasted additional required to end of contract</i>	No action required
	May-20/Apr-25	\$349,908 Orig VAC: \$349,908	N/A Award based on total term	\$48,000	\$16,000	\$37,550	\$5,883 <i>\$37,550 forecasted additional required to end of contract</i>	No action required
	May-20/Apr-25	\$175,217 Orig VAC: \$175,217	N/A Award based on total term	\$24,000	\$8,000	\$27,550	\$338 <i>\$27,550 forecasted additional required to end of contract</i>	No action required
	May-20/Apr-25	\$337,905 Orig VAC: \$337,905	N/A Award based on total term	\$48,000	\$16,000	\$37,550	\$379 <i>\$37,550 forecasted additional required to end of contract</i>	No action required
	Apr-18/May-24	\$894,076 Orig VAC: \$894,076	N/A Award based on total term	\$115,440	\$51,480	\$99,900	\$30,230 <i>\$99,900 forecasted additional required to end of contract</i>	No action required

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			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
	Apr-18/May-24	\$683,715 Orig VAC: \$683,715	N/A Award based on total term	\$86,580	\$38,610	\$99,900	\$10,123 <i>\$99,900 forecasted additional required to end of contract</i>	No action required
	Apr-18/May-24	\$984,059 Orig VAC: \$984,059	N/A Award based on total term	\$115,440	\$51,480	\$99,900	\$17,118 <i>\$99,900 forecasted additional required to end of contract</i>	No action required
	Apr-18/May-24	\$449,271 Orig VAC: \$449,271	N/A Award based on total term	\$57,720	\$25,740	\$99,900	\$2,403 <i>\$99,900 forecasted additional required to end of contract</i>	No action required
	Apr-18/May-24	\$497,761 Orig VAC: \$497,761	N/A Award based on total term	\$57,720	\$25,740	\$99,900	\$40,459 <i>\$99,900 forecasted additional required to end of contract</i>	No action required
	Apr-18/May-24	\$460,084 Orig VAC: \$460,084	N/A Award based on total term	\$57,720	\$25,740	\$99,900	\$3,593 <i>\$99,900 forecasted additional required to end of contract</i>	No action required
	Apr-18/May-24	\$436,635 Orig VAC: \$436,635	N/A Award based on total term	\$57,720	\$25,740	\$99,900	\$2,905 <i>\$99,900 forecasted additional required to end of contract</i>	No action required
	Jun-17/May-24	\$5,765,479 Orig VAC: \$5,765,479	N/A Award based on total term	\$806,864	\$528,304	\$1,298,700	\$176,059 <i>\$1,298,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$731,246 Orig VAC: \$731,246	N/A Award based on total term	\$78,000	\$7,800	\$42,700	\$0 <i>\$42,700 forecasted additional required to end of contract</i>	No action required

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Service	Start Date/ End Date	Total Approved Award by VAC	Preventive Maintenance (PM)			Demand Repairs		Comments
			Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	
	Jul-21/Jun-26	\$106,161 Orig VAC: \$106,161	N/A Award based on total term	\$13,500	\$1,350	\$27,700	\$0 <i>\$27,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$341,713 Orig VAC: \$341,713	N/A Award based on total term	\$39,000	\$3,900	\$42,700	\$11,437 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$361,057 Orig VAC: \$361,057	N/A Award based on total term	\$39,000	\$3,900	\$42,700	\$0 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$369,372 Orig VAC: \$369,372	N/A Award based on total term	\$43,800	\$4,380	\$42,700	\$420 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$364,358 Orig VAC: \$364,358	N/A Award based on total term	\$39,000	\$3,900	\$42,700	\$3,686 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$365,139 Orig VAC: \$365,139	N/A Award based on total term	\$39,000	\$3,900	\$42,700	\$578 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$376,996 Orig VAC: \$376,996	N/A Award based on total term	\$39,000	\$3,900	\$42,700	\$0 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$370,666 Orig VAC: \$370,666	N/A Award based on total term	\$39,000	\$3,900	\$42,700	\$560 <i>\$42,700 forecasted additional required to end of contract</i>	No action required

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			Preventive Maintenance (PM)			Demand Repairs		
Service	Start Date/ End Date	Total Approved Award by VAC	Year	PM Approved	PM Actual Spent	Demand Approved	FM Demand Actual Spent	Comments
	Jul-21/Jun-26	\$353,183 Orig VAC: \$353,183	N/A Award based on total term	\$39,000	\$3,900	\$42,700	\$0 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jul-21/Jun-26	\$531,159 Orig VAC: \$531,159	N/A Award based on total term	\$58,500	\$5,850	\$42,700	\$315 <i>\$42,700 forecasted additional required to end of contract</i>	No action required
	Jun-19/May-24	\$192,022 Orig VAC: \$192,022	N/A Award based on total term	\$25,800	\$13,330	\$16,172	\$1,609 <i>\$16,172 forecasted additional required to end of contract</i>	No action required
	Jan-21/Sep-22	\$440,000 Orig VAC: \$440,000	N/A Award based on total term	\$440,000	\$337,858	\$0	\$0	No action required

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