Alternative formats and communication support available upon request.

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Date	August 4, 2026
To	Council – August 12, 2026
From	Heather Sachs, Director of Financial Services/Treasurer
Report No.	FIN14-26
Report Title	Preliminary Capital Budget 2027

Recommendation

That Report FIN 14-26 respecting the Preliminary Capital Budget 2027 be received as information; and,

That Council acknowledge the proposed ten-year Capital Budget as presented; and,

That Council direct staff to present the final 2027 Capital and Discretionary Budget for review and adoption to the next term of council.

Executive Summary

Section 290 (1) of the Municipal Act, 2001 requires that each year local municipalities prepare and adopt estimates for the purposes of the municipality including amounts sufficient to pay all debts falling due within the year, and amounts required for any board, commission, or other body. Preparing and adopting annual budget estimates determines Aylmer's revenue requirements that will need to be collected through taxation and user rates. This report is to present the preliminary 2027 Capital budget only for discussion of Council which will be finalized for approval by the new Council in late fall.

Background

As Council is aware, the 10-year capital budget is a document that is continuously updated on a yearly basis with the best information that staff have available at a point in time. The senior leadership team have met to go through and highlight priorities for Council consideration in the next year, and the best estimates have been provided on the consolidated document.

The revised estimates have been provided for Council's benefit earlier this year due to the upcoming election. Although many estimates may need refining, a few projects have been included due to the DC study outcomes and the water and wastewater studies being completed this year. This report represents the Town's continued commitment to transparency and an interactive budget process. Staff have identified preliminary capital requirements that can be considered for the next term of Council. The 2027 capital and discretionary project detail will follow in a report to the next term of Council, but staff have included a list of projects at a high level in the appendices.

Asset Management and Capital Planning are continuing to evolve due to the requirements of Ontario Regulation 588/17 Asset Management Planning for Municipal Infrastructure. The result of the regulatory changes is a better understanding of future infrastructure costs and how 2027 will be funded has been addressed in this current budget proposal and recent grant announcements for HSWS and HEWSF will help reduce the amount of the debt required for the new expansion projects.

Overall, staff estimate the Capital & Discretionary budget for 2027 would be $10.464 million plus an additional carry forward from 2026 to be determined in Q4.

Analysis

The majority of these large-scale projects will be required to be funded primarily by future grant opportunities, then by water, wastewater, and obligatory reserves and debt funded through development charges. Within the next three years, the Lagoon Optimization Phase 1 and Headworks project will be coming into service which will be funded through debt from DC charges and grants. Municipal facilities will continue to be upgraded, and major Parks and Recreation investment will continue and can be expected.

The five priorities for 2027 are suggested to be executed as follows:

1. Lagoon Optimization Project
2. Parks & Recreation upgrades & trail expansion
3. Municipal Facility upgrades
4. ERP software upgrade

5. Vehicle upgrades & additions to fleet

Major Projects 2027 to 2030

Lagoon Optimization & Headworks Projects

		Draft 2027 Budget				
PROJECT LIST	[redacted]	2026	2027	2028	2029	2030
Operations - 412 (Lagoons)						
Optimization and expansion of treatment facility - Phase I	[redacted]	3,460,711	4,500,000			
ISF pumps (Intermittent Sand Filter pumps)	[redacted]			50,000		
Headworks	[redacted]		650,000	9,225,000		

The lagoon treatment process can provide greater treatment than a mechanical treatment plant at a lower cost and thus can have less environmental impact. This is a carry forward project from 2026.

The first phase of the Lagoon Optimization project is currently underway. The phases of this project will be funded from a combination of HEWSF & HSWS grant funding, the wastewater reserve, and the growth component of each phase of the project will be funded from the DC reserves.

Parks & Recreation & Trail expansions

		Draft 2027 Budget			
PROJECT LIST	[redacted]	2027	2028	2029	2030
Operations - Parks & Recreation					
Park rehabilitation	[redacted]	10,000	10,000	10,000	10,000
Lions Park Upgrades	[redacted]		250,000		
Playground equipment - Balmoral	[redacted]				250,000
Outdoor washrooms - 2026/2027 accessible upgrade	[redacted]	70,000			
Tennis Court Exterior Lighting Upgrades	[redacted]	30,000			
Centennial Park upgrades	[redacted]	200,000			
Park Trails Expansion - pedestrian bridge to EECC from Willowrun	[redacted]	76,000			
Park Trails Expansion - pedestrian bridge to EECC from Willowrun	[redacted]	630,000			
Park Trails Expansion - Multi-use path Elm to Willow Run/EECC	[redacted]	153,750			
Park Trails Expansion - Cottonwood to existing trail	[redacted]	300,000			
Park Trails Expansion - Cottonwood pedestrian bridge to Industrial Park	[redacted]	126,000	630,000		
Optimist Park Entrance Paving/Multi-use Path	[redacted]		20,000		
Park Trails Expansion - additional	[redacted]	0			
Truck #7 Replacement	[redacted]	95,000			
Kubota - Garden Tractor	[redacted]		50,000		
Kubota - sander/salter & trail maint	[redacted]			220,000	
Kubota - compact tractor / mower	[redacted]				
Pickup truck - add	[redacted]				95,000
New Neighbourhood Park	[redacted]			300,000	
Pump track - Optimist Park	[redacted]				
Multi-use court	[redacted]				500,000

The 2026-2028 trail expansion project is planned to extend the multi-use pathway at Willow Run/Rotary Park to the East Elgin Community Complex (EECC). The project will link the existing multi-use trail system in the southwest corner of town to the EECC. A bridge over Catfish Creek will also be required to complete the connection. Boundaries will also have to be considered for the construction of this path since part of it is shared Malahide.

Corporate Facilities

The next phase of corporate facilities upgrades is planned to occur between 2028 to 2030 and will be prioritized for the next term of council based on funding availability.

		Draft 2027 Budget			
PROJECT LIST	[redacted]	2027	2028	2029	2030
Facilities - Townhall					
Town Hall Lighting Upgrades - LED			16,000		
Facilities redevelopment			50,000	2,000,000	
Town Hall Elevator Project					1,000,000
Town Hall third floor renovations					
Town Hall interior floors (carpet replacement CAO/mainfloor restroom and second floor and stair case)			40,000		

PROJECT LIST	[redacted]	2027	2028	2029	2030
Facilities - Firehall					
Fire Hall Bay Light upgrade			15,000		
Fire Hall Exterior Cosmetic Masonry Repairs. Exterior wall sealants (caulking).				72,000	
Southside Fire Hall Fence Replacement			10,000		
Fire Hall Roof				185,000	
Main HVAC Rooftop Unit Replacement					25,000

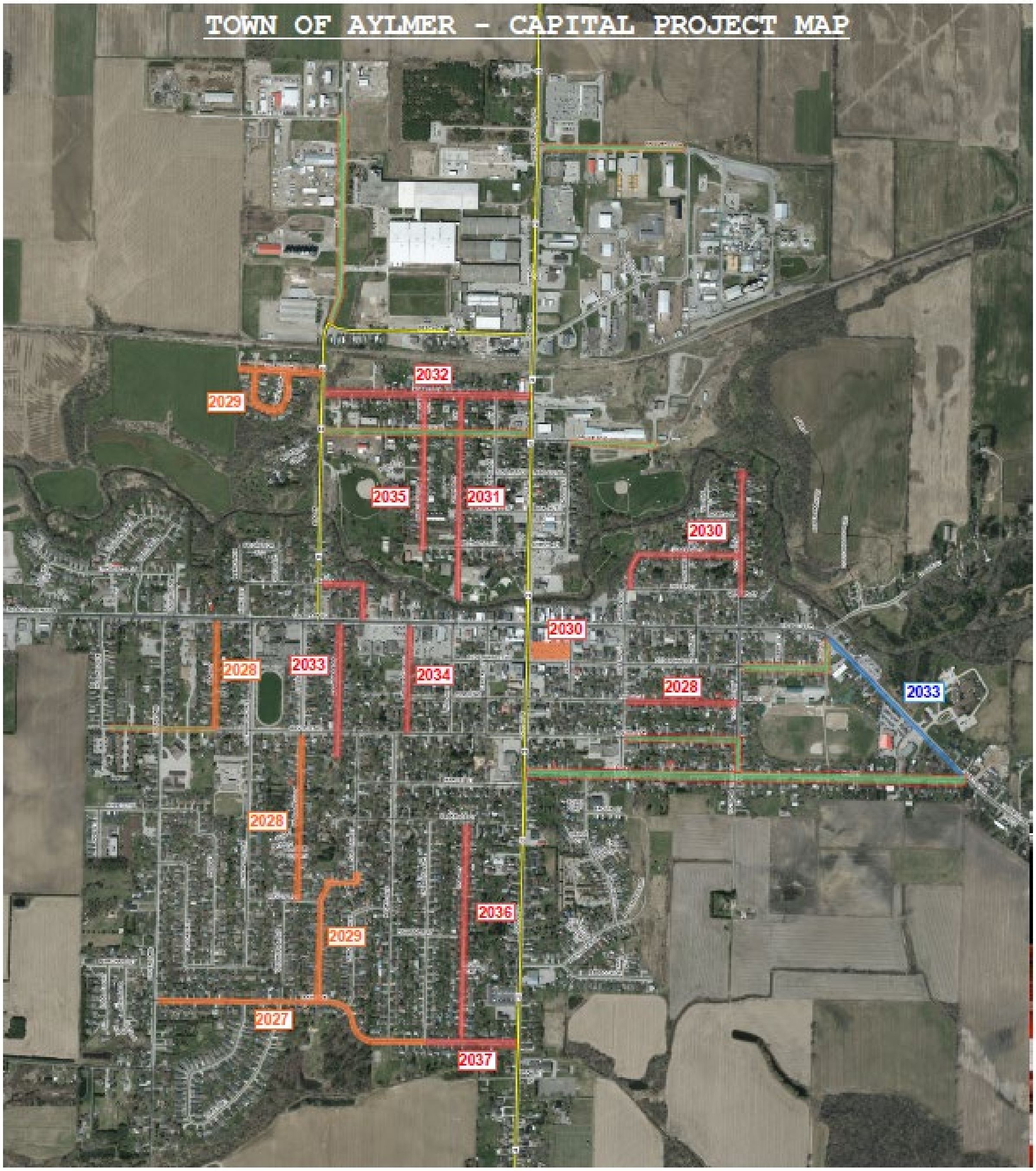
PROJECT LIST	[redacted]	2027	2028	2029	2030
Facilities - Old Townhall / Library	[redacted]				
OTH slate roof tile replacement	[redacted]		240,000		
OTH exterior wood trim and painting	[redacted]		282,000		
OTH window restoration	[redacted]		769,000		
OTH exterior wall system remediation	[redacted]		166,000		
OTH Basement Wall Repair	[redacted]		10,000		
OTH Roof Decking, Covering (metal), roof canopy and eavestrough/ downspout replacement	[redacted]		60,000		
OTH elevator updates - door operator, button upgrade for accessibility, modernization of cab interior, mechanical modernization	[redacted]		168,000		
OTH mainfloor interior floors (ceramic tiles at entrance)	[redacted]		44,000		
OTH interior finishes (floor refinishing, stage refinishing and ceiling painting)	[redacted]		223,000		
Library Expansion	[redacted]		1,625,000	4,875,000	
OTH furnishings (chairs)	[redacted]		25,000		

<u>Public Works, Roads & Vehicles</u>

	[redacted]	Draft 2027 Budget			
PROJECT LIST	[redacted]	**2027**	**2028**	**2029**	**2030**
Operations - General, Transportation & Roads	[redacted]				
Pavement Management Program	[redacted]	275,000	275,000	275,000	275,000
Sidewalk budget	[redacted]	70,000	160,000	150,000	70,000
Pine Street - Queen to Victoria - Engineering	[redacted]	75,000			
Pine Street - Queen to Victoria - Reconstruction	[redacted]		1,040,000		
Victoria St N & Warren St - Water St to End - Engineering	[redacted]			100,000	
Victoria St N & Warren St - Water St to End - Reconstruction	[redacted]				2,210,000
Myrtle St - Catfish Cr. to Forest - Engineering	[redacted]				100,000
Street lights project lifecycle enhancement	[redacted]		123,821	43,821	43,821
Pickup truck replacement (DC)	[redacted]	95,000			
Pickup truck service vehicle	[redacted]	80,000			
Vac trailer / valve turner combo	[redacted]		140,000		
4x4 Tractor w.Blower	[redacted]		120,000		
3 ton dump - additional unit	[redacted]			300,000	
5 ton dump - additional unit	[redacted]				380,000
Municipal Parking lot upgrades	[redacted]				400,000

	[redacted]	Draft 2027 Budget			
PROJECT LIST	[redacted]	**2027**	**2028**	**2029**	**2030**
Operations - 411 (Sanitary Sewer)	[redacted]				
Pine Street - Queen to Victoria - Reconstruction	[redacted]		530,000		
Victoria St N & Warren St - Water St to End - Reconstruction	[redacted]				940,000
Operations - 431 (Water)	[redacted]				
Water and Wastewater Rates Study	[redacted]				55,000
Water tower decommissioning/service	[redacted]	350,000			
Truck #3 Replacement	[redacted]		85,000		
Pine Street - Queen to Victoria - Reconstruction	[redacted]		340,000		
Victoria St N & Warren St - Water St to End - Reconstruction	[redacted]				610,000

The pavement management program has been established to prolong the service life of roadways that have not been identified for reconstruction in the 10-year capital plan. Several application methods have been utilized in the past such as micro surfacing, fiber-mat, and crack sealing to prevent the migration of water to the road base and prolong the life of a roadway. Staff are requesting the annual budget for the pavement program be kept at $275,000. This will allow for the continuation of a “mill and pave” program. The mill and pave process involves the grinding and removing of the top layer of asphalt and replacing it with a new asphalt road surface. Typically, mill and pave projects are completed on roadways where the underground infrastructure is still in good shape, but the asphalt surface is failing. The Town has completed crack sealing and micro surface treatments in the past with success. The pavement condition of remaining roadway candidates would benefit from a full mill and pave. Micro surfacing has a life expectancy of between 5-7 years, whereas mill and pave has a life expectancy of 10-15 years. Included is a map of the streets that are currently in the plan. This would be subject to modification as needs and priorities change; however, this plan has been included for information purposes. The proposed upgrades would be for Fath Avenue for 2027.



LEGEND

2025 CAPITAL PROJECT YEAR

ROAD RECONSTRUCTION (SEWERS, WATERMAIN & ROADWORKS)

PAVEMENT MANAGEMENT (MILL & PAVE)

WATERMAIN PROJECT

PREVIOUS PROJECT

The sidewalk program capital project would be for various sections of South Street. Staff are also suggesting having design engineering ready for Pine Street to be tendered to start in 2028.

There are two vehicles being considered for 2027 one of which is an addition to the fleet which would be paid for through the DC reserve and the other will be the replacement of an old service vehicle that would be upsized through the DC reserve fund.

Fire

The SCBA air pack replacements continue to be included in the capital budget for 2027 since they are urgent, three new sets of bunker gear and a new Rescue 7 will be added to the fleet which will be funded from the DC reserve.

		Draft 2027 Budget			
PROJECT LIST	[redacted]	2027	2028	2029	2030
Fire					
SCBA Air Packs		35,000	25,000	39,000	35,000
Car 1 Fire Pick up Truck replacement (used SUV)				50,000	
Rescue 6 replacement				0	
Bunker Gear		12,000	12,000	20,000	25,000
Fire Hose & thermal imaging equipment & gas tester				10,000	
Fill station Compressor				60,000	
Air Cylinders (Carbon Fibre)			10,000		
Foam 110 gallon includes environmental Disposal fee			10,000		
IT Updates				40,000	
Fire radios & pagers			21,000		
Ladder 5 replacement - (110' aerial)					3,500,000
Rescue 7 new vehicle to fleet (2024 MY)		300,000			
Fire Master Plan			55,000		

Legislative Services, Finance, Planning & Development

The Legislative Services and Finance team are beginning early-stage planning related to the future transition from our current accounting system (Great Plains), which is anticipated to be phased out by the provider in the coming years. This project is scheduled for 2027/2028 and would be paid for through a combination of the discretionary operating reserve fund and the technology reserve fund.

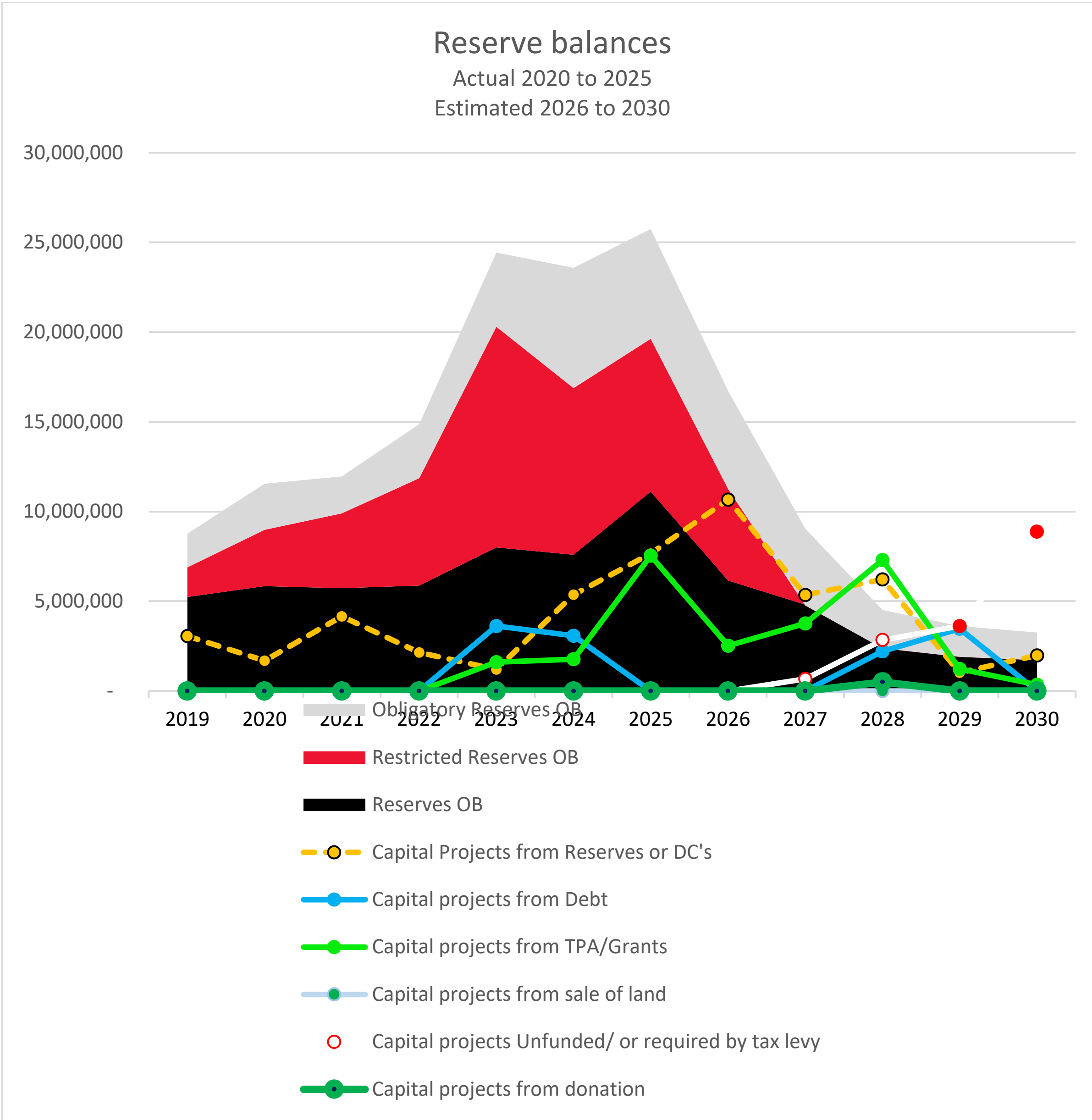
		Draft 2027 Budget			
PROJECT LIST	[redacted]	2027	2028	2029	2030
Planning/ EC Dev / Building					
Building by-law review (fee structure)		30,000			
Official Plan - 2027-2032		75,000			
Legislative/Corporate Services					
Website Redevelopment					40,000
New Server				25,000	
Council Chambers Audio Accessibility Upgrades					50,000
Microsoft GP - 2028-29		450,000			

Financial Impact

As previously mentioned, there is a large amount of capital investment scheduled in the Town in the next few years. The next term of Council will have to strategically authorize a funding strategy mix of debt, reserves, grant funding, and tax contributions in order to successfully execute the required projects during the next four-year term.

The graph below shows how the past reserve balances will still be drawn down to normal levels by the 2028 timeframe. The blue line represents the issuance of debt increased for the water tower in 2023. The green line represents the cash injection from the ICIP grant for the water tower occurring in 2023-2025 and additional cash injection from the HEWSF & HSWS grant applications which were successful for Lagoons Optimization, SCADA and other wastewater projects. The orange dotted line shows the cash outlay of capital investment required from reserves spiking in 2024-2027 mostly due to Water Tower, Elk Street, Lagoon Optimization, SCADA, and investment in the industrial infrastructure for AIM Park. The restricted and obligatory balances were the highest between 2023 and 2024 due to the injection of cash from grant funding to allow for projects like Elk Street, the water tower and lagoon upgrades to commence and staff are hoping that by building up the obligatory reserves for 2027/ 2028 the next major road project will be started in early 2028.

Starting in 2027, there will need to be another incremental contribution to reserves from the tax levy in order to build the reserves back up for any projects past the 2027 capital budget year that are not funded from user rates. The next Council will be in a great position to utilize debt funding to pay for projects that are user rate funded and DC funded during the next 4 years.



Strategic Priorities

This report supports the goals and objectives set out in [Council's Strategic Pillars](). The goal(s) it supports includes:

Pillar Two – Planning for the Future by ensuring the community has infrastructure to support future growth and sustain current needs for providing safe drinking water for all users.

Pillar Three – Economic Vitality by helping to attract growth to the town and creating opportunities for our neighbours.

Pillar Five – Public Service Excellence by delivering municipal services in a safe and efficient manner.

Conclusion

In short, this report summarizes the projects that staff are recommending to the next Mayor and Council to review and discuss related to the 10-year Capital Budget. The goal for the next term of Council will be refining the list of projects with the hope that another early adoption of the Capital Budget may result in preferrable tender outcomes as it has in the past.

Respectfully submitted,

Heather Sachs
Director of Financial Services/Treasurer

Reviewed by Andy Grozelle, Chief Administrative Officer

Appendix

Attachments

Attachment A: Preliminary Capital Budget 2027

Follow Up

In adopting this report, what follow up action is required?

☐By-law

☐Agreement(s)/document(s) to be signed by Mayor and/or Clerk

☒Social media/Website update or communication

☐Other communication – Specify:

Draft 2027 Budget

PROJECT LIST	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL BUDGET
Operations - General, Transportation & Roads													
Pavement Management Program	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	3,300,000
Sidewalk budget	200,000	70,000	160,000	150,000	70,000	70,000	70,000	40,000	40,000	40,000	40,000	40,000	990,000
Elk St. - Roadwork & Storm	97,454												97,454
South St, Queen to Victoria St. Reconstruction	1,312,000												1,312,000
Pine Street - Queen to Victoria - Engineering		75,000											75,000
Pine Street - Queen to Victoria - Reconstruction			1,040,000										1,040,000
Victoria St N & Warren St - Water St to End - Engineering				100,000									100,000
Victoria St N & Warren St - Water St to End - Reconstruction					2,210,000								2,210,000
Myrtle St - Catfish Cr. to Forest - Engineering					100,000								100,000
Myrtle St - Catfish Cr. to Forest - Reconstruction						1,560,000							1,560,000
Forest - Elm to John - Engineering						125,000							125,000
Forest - Elm to John - Reconstruction							1,996,000						1,996,000
St. George Street - S End to Talbot & Oak St - Talbot to Elm - Engineering							150,000						150,000
St. George Street - S End to Talbot & Oak St - Talbot to Elm - Reconstruction								1,960,000					1,960,000
Wellington St. - Talbot to South - Roadwork/ Watermain/turning lane								450,000					450,000
Wellington St. - Talbot to South - Roadwork/ Watermain									1,314,876				1,314,876
Parkview Hghts - Chestnut to Forest - Engineering									210,000				210,000
Parkview Hghts - Chestnut to Forest - Reconst.										1,820,000			1,820,000
Fath Ave - Treelawn to John St. - Engineering										50,000			50,000
Fath Ave - Treelawn to John St. - Roadwork/ Watermain											1,062,000		1,062,000
Plow Peterbilt - 5 ton dump - 2010	400,000												400,000
International - 3 ton dump - 2016							350,000						350,000
Street lights project lifecycle enhancement			123,821	43,821	43,821	43,821	43,821	43,821	43,821	43,821	43,821	43,821	518,205
Vehicle Replacement				0		0			400,000		400,000		800,000
Elm Street Active Transportation & signalization (DC)									50,000				50,000
New trackless - additional unit (DC)	220,000												220,000
Pickup truck replacement (DC)		95,000											95,000
Pickup truck service vehicle		80,000											80,000
Vac trailer / valve turner combo			140,000										140,000
4x4 Tractor w.Blower			120,000										120,000
3 ton dump - additional unit				300,000									300,000
5 ton dump - additional unit					380,000								380,000
Municipal Parking lot upgrades					400,000	200,000							600,000
													0
Operations - 411 (Sanitary Sewer)													
Pine Street - Queen to Victoria - Reconstruction			530,000										530,000
Victoria St N & Warren St - Water St to End - Reconstruction					940,000								940,000
Myrtle St - Catfish Cr. to Forest - Reconstruction						820,000							820,000
Forest - Elm to John - Reconstruction							781,000						781,000
St. George Street - S End to Talbot & Oak St - Talbot to Elm - Reconstruction								896,000					896,000
Wellington St. - Talbot to South - Roadwork/ Watermain									652,000				652,000
Parkview Hghts - Chestnut to Forest - Reconst.										1,200,000			1,200,000
Transfer to Watermain Emergency Repair Fund						50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Fath Ave - Treelawn to John St. - Roadwork/ Watermain/ Sanitary											480,000		480,000
Twinning of Main Sanitary Forcemain - Main Station to Lagoons												4,000,000	4,000,000
													0

Draft 2027 Budget

PROJECT LIST	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL BUDGET
Operations - 412 (Lagoons)													
Optimization and expansion of treatment facility - Phase I	3,460,711	4,500,000											7,960,711
ISF pumps (Intermittent Sand Filter pumps)			50,000										50,000
Headworks		650,000	9,225,000										9,875,000
Sludge removal from Lagoons											5,000,000		5,000,000
													0
Operations - 413 (Pumping Stations)													
SCADA ($1,800,000 split between water,sanitary collection and sanitary treatment) Pump station rehab to coordinate SCADA (mech)	1,160,467												1,160,467
Forcemain Chamber Repairs		50,000											50,000
Annual Funding									50,000	50,000	50,000	50,000	200,000
													0
Operations - 431 (Water)													
New Water Tower & site works	924,560												924,560
Elk St. - Water	261,952												261,952
Water and Wastewater Rates Study	55,000				55,000								110,000
Water tower decommissioning/service		350,000											350,000
Truck #3 Replacement			85,000										85,000
Fath Ave - Treelawn to John St. - Roadwork/ Watermain/ Sanitary											375,000		375,000
South, Pine, and Victoria St. Reconstruction	540,000												540,000
Pine Street - Queen to Victoria - Reconstruction			340,000										340,000
Victoria St N & Warren St - Water St to End - Reconstruction					610,000								610,000
Myrtle St - Catfish Cr. to Forest - Reconstruction						672,000							672,000
St George - South to Talbot - Reconstruction								742,000					742,000
Forest - Elm to John - Reconstruction							750,000						750,000
Talbot Street East Watermain							100,000						100,000
Talbot Street East Watermain								1,100,000					1,100,000
Wellington St. - Talbot to South - Roadwork/ Watermain									427,000				427,000
Parkview Hghts - Chestnut to Forest - Reconst.										780,000			780,000
													0

Draft 2027 Budget

PROJECT LIST	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL BUDGET
Operations - Parks & Recreation													
Optimist Park ball diamond	42,877												42,877
Outdoor sport court upgrades (Kinsmen & Crystal)	30,000												30,000
Pool upgrade & liner	805,000												805,000
Park rehabilitation	40,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000			130,000
Lions Park Upgrades			250,000										250,000
Playground equipment - Balmoral	50,000				250,000								300,000
Playground equipment - Kinsmen						250,000							250,000
Playground equipment - Elgin Estates							250,000						250,000
Outdoor washrooms - 2026/2027 accessible upgrade		70,000											70,000
Tennis Court Exterior Lighting Upgrades		30,000											30,000
Centennial Park upgrades		200,000											200,000
Dog Park (DC)								100,000					100,000
Park Trails Expansion - pedestrian bridge to EECC from Willowrun	50,000	76,000											126,000
Park Trails Expansion - pedestrian bridge to EECC from Willowrun		630,000											630,000
Park Trails Expansion - Multi-use path Elm to Willow Run/EECC		153,750											153,750
Park Trails Expansion - Cottonwood to existing trail network	50,000	300,000											350,000
Park Trails Expansion - Cottonwood pedestrian bridge to Industrial Park		126,000	630,000										756,000
Optimist Park Entrance Paving/Multi-use Path			20,000										20,000
Park Trails Expansion - additional		0											0
Truck #7 Replacement		95,000											95,000
Kubota - Garden Tractor			50,000										50,000
Kubota - sander/salter & trail maint				220,000									220,000
Kubota - compact tractor / mower						29,300							29,300
Pickup truck - add					95,000								95,000
New Neighbourhood Park				300,000									300,000
Pump track - Optimist Park							150,000						150,000
Multi-use court					500,000								500,000
Splash Pad												500,000	500,000
Projects identified in Recreation Masterplan									100,000	100,000	100,000	100,000	400,000
Pool Maintenance									40,000				40,000
New Parks & Recreation building												1,624,000	1,624,000
Indoor Pool												8,500,000	8,500,000
Parks & Rec Masterplan 2033								84,100					84,100

Draft 2027 Budget

PROJECT LIST	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL BUDGET
EECC													
Equipment & Furniture													
EECC Kitchen Equipment	0	50,000						150,000					200,000
EECC furniture - Tables, chairs, etc.		100,000											100,000
EECC dishware/silverware/chafing/serving dishes, etc.	0	20,000											20,000
EECC CNG Refueling Station				12,000									12,000
EECC Floor scrubber			15,000										15,000
													0
Building, Electrical/Mechanical													
EECC HVAC - RTU - 12.5 to 20 t	600,000												600,000
EECC Infrared Heaters - 4 Units 2025	44,707												44,707
EECC Infrared Heaters - 4 Units 2026	44,707												44,707
EECC Power Factor Corrector	0	50,000											50,000
EECC Fire Panel Audio/ Visual				25,000									25,000
EECC Roof (Metal Section excl.) Membrane						250,000	250,000						500,000
EECC Refrigeration Plant Software		50,000			0								50,000
EECC HVAC - Ammonia Cooling Tower - Condenser	58,687				150,000								208,687
EECC Compressor System - Compressor 1	85,000												85,000
EECC Compressor System - Compressor 2	85,000												85,000
EECC Compressor System - Compressor 3	0	85,000											85,000
EECC Compressor System - Controls #2	0				30,000								30,000
EECC Compressor System - Controls #3	0				30,000								30,000
EECC Compressor System -Chiller (plate & frame replacement)	150,000												150,000
EECC Compressor System - Dehumidifier - Desiccant	0		250,000										250,000
EECC HVAC - Ammonia Heat exchanger - Heating side	0		5,345										5,345
EECC HVAC - Heating & Cooling Pumps			55,884										55,884
EECC Indirect water heaters 1, 2				14,000	14,000								28,000
EECC Standby Generator					130,000								130,000
EECC plumbing & fixtures				102,854									102,854
EECC Plumbing Interceptors				11,428									11,428
EECC HVAC - exhaust fans	0	26,726											26,726
EECC - Electrical & Distribution							12,217						12,217
EECC Comm / Security - Fire Alarm Panel					51,125								51,125
													0

Draft 2027 Budget

PROJECT LIST	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL BUDGET
Building, Structural/Flooring/Interior Finishes													
EECC Concrete floor repairs Olympia room & rink access.							20,000	20,000					40,000
EECC Skate Tile Phase I						150,000							150,000
EECC Skate Tile Phase II							100,000						100,000
EECC Ancillary Flooring						10,000							10,000
EECC Blue line Flooring						10,000							10,000
EECC Chart Recorder			10,000										10,000
EECC Low E Ceiling						35,000							35,000
EECC Arena Finishes - Dasherboards/gates				514,843	526,427								1,041,270
EECC Superstructure Support Framing	51,729	18,025	18,431	18,845									107,030
EECC Exterior Enclosure - Brick Veneer Masonry			119,636										119,636
EECC Exterior Enclosure - Stonework				17,142									17,142
EECC Exterior Walls - Concrete Block Masonry	0	39,315											39,315
EECC Exterior Walls - Stucco	0	224,633											224,633
EECC Exterior Walls - Sealants	0	40,900											40,900
EECC Exterior Enclosure - Exterior doors	0	11,421	3,018	3,086	3,155	3,226	3,299						27,205
EECC Exterior Enclosure - Glazed doors	0	84,623		45,714		47,794							178,131
EECC Roof Coverings - Standing seam													0
EECC Roof Coverings - Low slope roof C/D & Eavestroughs	241,201												241,201
EECC Interior Construction - Partitions (Folding)	0	127,301											127,301
EECC Interior Construction - Partitions Walls					58,427								58,427
EECC Interior Construction - Interior Doors				10,285	10,517	10,753	10,995						42,550
EECC Stairs & Finishes				31,999									31,999
EECC Interior Guardrails & Handrails				239,993									239,993
EECC Interior Arena Finishes Exposed concrete	0	270,554											270,554
EECC Arena Finishes - Seating & Bleachers			105,621										105,621
EECC Interior Finishes - Floor in common areas			123,392										123,392
EECC Floor Finishes - Community Hall						136,211							136,211
EECC Interior Finishes - Ceiling	0	48,098											48,098
EECC Dressing Rooms & Lockers	260,738												260,738
EECC Handrails	55,000												55,000
													0
Property & Siteworks													
EECC Site features				51,427									51,427
EECC Contingency, Condition assessment & Misc	10,455		24,589		11,685			100,000					146,729
													0
IT, Hardware, Software & Sound													
EECC Website Update	0	3,000											3,000
EECC Univerus Software Upgrades			25,000										25,000
EECC Controls (6000E/boards/PC)		100,000						50,000					150,000
EECC Website Update 2028					3,000								3,000
EECC Scoreboard - Eastlink						0				15,000			15,000
EECC Computer Server 2030							13,000						13,000
													0

	Draft 2027 Budget												
PROJECT LIST	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTAL BUDGET
Planning/ EC Dev / Building													
DC study - 2027	65,000												65,000
zoning by-law - planning policy - OP amendment	30,000												30,000
Building by-law review (fee structure)		30,000											30,000
Boundary adjustment study (vacant land)	51,216												51,216
DC study - 2031						35,000							35,000
Official Plan - 2027-2032		75,000											75,000
Official Plan - 2032-2037							75,000						75,000
Clerk / CAO													
Legislative/Corporate Services													
CIP Applications	10,000												10,000
Website Redevelopment			40,000										40,000
New Server				25,000									25,000
Council Chambers Audio Accessibility Upgrades					50,000								50,000
Citizen Engagement Platform						20,000							20,000
Microsoft GP - 2028-29		450,000											450,000
Records Mgmt System													0
IT Updates													0
Facilities - Townhall													
Townhall upgrades - consolidated budget	851,000												851,000
Town Hall Lighting Upgrades - LED			16,000										16,000
Facilities redevelopment			50,000	2,000,000									2,050,000
Town Hall Elevator Project					1,000,000								1,000,000
Town Hall third floor renovations						250,000							250,000
Town Hall interior floors (carpet replacement CAO/mainfloor restroom and second floor and stair case)			40,000				24,000						64,000
													0
Facilities - PW Building													
													0
Facilities - Old Townhall / Library													
OTH slate roof tile replacement			240,000										240,000
OTH exterior wood trim and painting			282,000										282,000
OTH window restoration			769,000										769,000
OTH exterior wall system remediation			166,000										166,000
OTH Basement Wall Repair			10,000										10,000
OTH Roof Decking, Covering (metal), roof canopy and eavestrough/ downspout replacement			60,000										60,000
OTH elevator updates - door operator, button upgrade for accessibility, modernization of cab interior, mechanical modernization			168,000										168,000
OTH mainfloor interior floors (ceramic tiles at entrance)			44,000										44,000
OTH interior finishes (floor refinishing, stage refinishing and ceiling painting)			223,000										223,000
Library Expansion	206,703		1,625,000	4,875,000									6,706,703
OTH furnishings (chairs)			25,000										25,000
													0

	Draft 2027 Budget												
PROJECT LIST	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTAL BUDGET**
Facilities - Firehall													
Fire Hall Bay Light upgrade			15,000										15,000
Fire Hall Exterior Cosmetic Masonry Repairs. Exterior wall sealants (caulking).				72,000									72,000
Southside Fire Hall Fence Replacement			10,000										10,000
Fire Hall Roof				185,000									185,000
Fire Hall parking lot						215,000							215,000
Main HVAC Rooftop Unit Replacement					25,000								25,000
Secondary HVAC Rooftop Units							40,000						40,000
													0
Fire													
SCBA Air Packs	35,000	35,000	25,000	39,000	35,000	35,000							204,000
Car 1 Fire Pick up Truck replacement (used SUV)				50,000									50,000
Rescue 6 replacement				0									0
Bunker Gear		12,000	12,000	20,000	25,000	25,000	25,000	25,000					144,000
Fire Hose & thermal imaging equipment & gas tester				10,000			10,000						20,000
Fill station Compressor				60,000									60,000
Air Cylinders (Carbon Fibre)			10,000										10,000
Foam 110 gallon includes environmental Disposal fee			10,000				14,000	14,000					38,000
IT Updates				40,000									40,000
Fire radios & pagers			21,000				28,000						49,000
Ladder 5 replacement - (110' aerial)					3,500,000								3,500,000
Rescue 7 new vehicle to fleet (2024 MY)		300,000											300,000
Fire Master Plan			55,000										55,000
													0
Police													
Total draft 2027	14,110,234.68	10,464,046.00	19,482,536.50	9,888,436.50	11,677,156.50	5,398,104.50	5,696,331.50	6,134,920.50	3,747,696.50	4,433,820.50	7,960,820.50	15,182,820.50	114,176,924.68

Carry-forward projects	
New Projects for Aylmer	9,114,450.00
Projects for EECC - Aylmer portion	674,798.00
Projects for EECC - Malahide portion	674,798.00