



Toronto 2016 BUDGET

CAPITAL BUDGET NOTES



Exhibition Place

2016 – 2025 CAPITAL BUDGET AND PLAN OVERVIEW

Exhibition Place is responsible for 192 acres, with an asset value of \$819.3 million in historical costs, managing 22 buildings, including 9 buildings designated under the Ontario Heritage Act. Many of these buildings have historical and cultural significance and were constructed before modern energy conservation, lighting and heating standards were developed.

The 2016-2025 Capital Budget and Plan focuses on maintaining Exhibition Place's assets in a state of good repair (SOGR) and allocates funding for major projects such as maintenance work and repairs at the Coliseum Complex, Enercare Centre and Queen Elizabeth Building, as well as the construction of a sky bridge between the Allstream Centre and the new hotel on the grounds which is a key element in the business plan for both the hotel and Allstream Centre.

The 10-Year Capital Plan supports Exhibition Place's key objective of maintaining competitive event space at the Class A level through state of good repair projects and increasing energy efficiency.

Highlights

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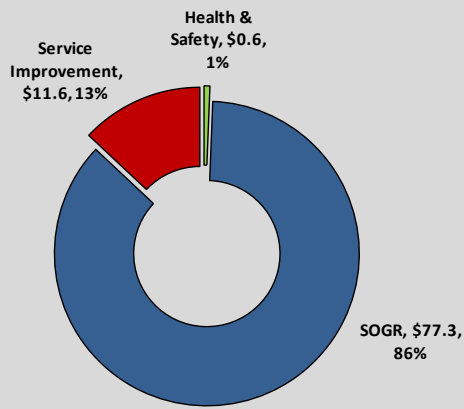
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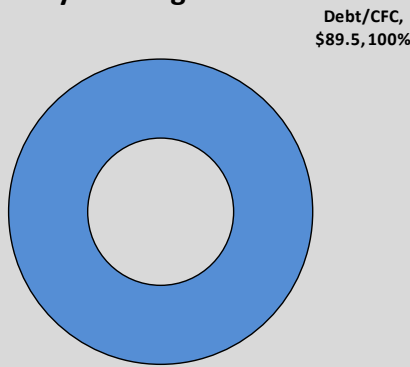
Capital Spending and Financing

2016-2025 Capital Budget and Plan by Expenditures Category



\$89.543 Million

2016-2025 Capital Budget and Plan by Funding Source



\$89.543 Million

Where does the money go?

The 2016–2025 Capital Budget and Plan totalling \$89.543 million provides funding for:

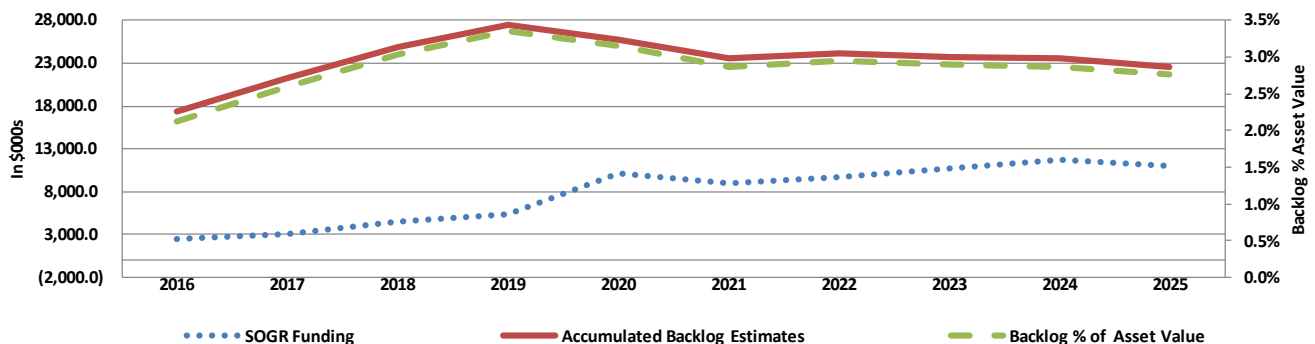
- State of Good Repair (SOGR) projects (\$77.345 million) such as various buildings' pre-engineering program, maintenance work at the Coliseum Complex, Enercare Centre, Better Living Centre, Horse Palace, Queen Elizabeth Building, Food Building, Allstream Centre and Press Building; replacement of the fibre optic cable system and power distribution equipment, as well as implementing an automation system to monitor and control energy use.
- Service Improvements projects (\$11.645 million) such as the Festival Plaza development, a bridge to connect the new hotel to the Allstream Centre, and the relocation and construction of the parking office to consolidate head office programs and allow for commercial leasing activities.
- Health and Safety projects (\$0.553 million) such as stand pipe system upgrade at the Horse Palace and security surveillance systems.

Where does the money come from?

- Exhibition Place's 10-Year Capital Plan of \$89.543 million is funded entirely by debt.

State of Good Repair Backlog

The 10-Year Preliminary Capital Plan includes cash flow funding of \$77.345 million for State of Good Repair to address Exhibition Place's SOGR backlog. The SOGR backlog as a % of asset replacement value will increase from 2.1% in 2016 to 2.8% in 2025.



Key Issues & Priority Actions

State of Good Repair Backlog –Exhibition Place has a growing backlog of state of good repairs to maintain and preserve historically significant buildings.

- ✓ Exhibition Place will utilize the pre-engineering program to identify SOGR needs to meet the maintenance requirements.
- ✓ The 10-Year Capital Plan continues to enhance debt funding added in 2015 to years 2020 to 2024 to address the critical state of good repair needs.

Economic Activity & Viability – Facilitating economic activity and viability of the events and activities on the site.

- ✓ The 10-Year Capital Plan includes \$3 million to install a sky bridge between Allstream Centre and the new hotel to generate "self-contained" conventions/conferences necessary to ensure both the Centre and hotel's economic success.

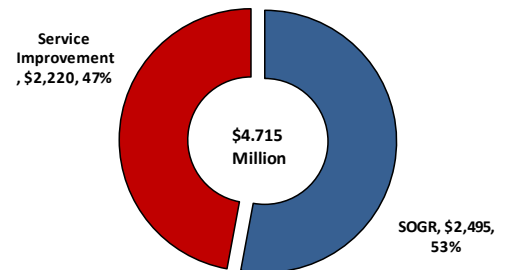


2016 Capital Budget Highlights

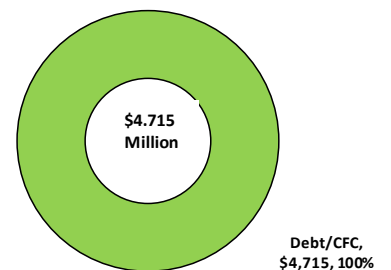
The 2016 Capital Budget for Exhibition Place of \$4.715 million, excluding carry forward funding, will:

- Complete the relocation and construction of the parking office (\$0.300 million).
- Continue with the SOGR maintenance work on:
 - Buildings pre-engineering program (\$0.100 million);
 - Enercare Centre Chillers Replacement (\$1.870 million);
 - Replacements to various sidewalks, pathways and road sections (\$0.075 million);
 - Replacement of the fibre optic cable system (\$0.150 million);
 - Building an automation system to monitor and control energy use (\$0.100 million);
 - Replace power distribution equipment such as transformers, switchgears and circuit breakers (\$0.200 million).
- Begin construction of a sky bridge between Allstream Centre and the new hotel (\$1.920 million). The bridge is planned for 2017 completion.

2016 Capital Budget by Project Category



2016 Capital Budget by Funding Source



Actions for Consideration

Approval of the 2016 Preliminary Budget as presented in these notes requires that:

1. City Council approve the 2016 Preliminary Capital Budget for Exhibition Place with a total project cost of \$2.845 million, and 2016 cash flow of \$5.553 million comprised of the following:
 - a) New Cash Flow Funds for:
 - i. 112 new / change in scope sub-project with a 2016 total project cost and 2016 cash flow of \$2.845 million;
 - ii. 1 previously approved sub-projects with a 2016 cash flow of \$1.870 million;
 - b) 2015 approved cash flow for 7 previously approved sub-projects with carry forward funding from 2015 into 2016 totalling \$0.838 million.
2. City Council approve the 2017 - 2025 Preliminary Capital Plan for Exhibition Place totalling \$84.828 million in project estimates, comprised of \$4.390 million in 2017; \$4.465 million for 2018; \$5.345 million for 2019; \$11.820 million for 2020; \$11.538 million for 2021; \$11.415 million for 2022; \$11.985 million for 2023; \$11.935 million for 2024; and \$11.935 million in 2025.

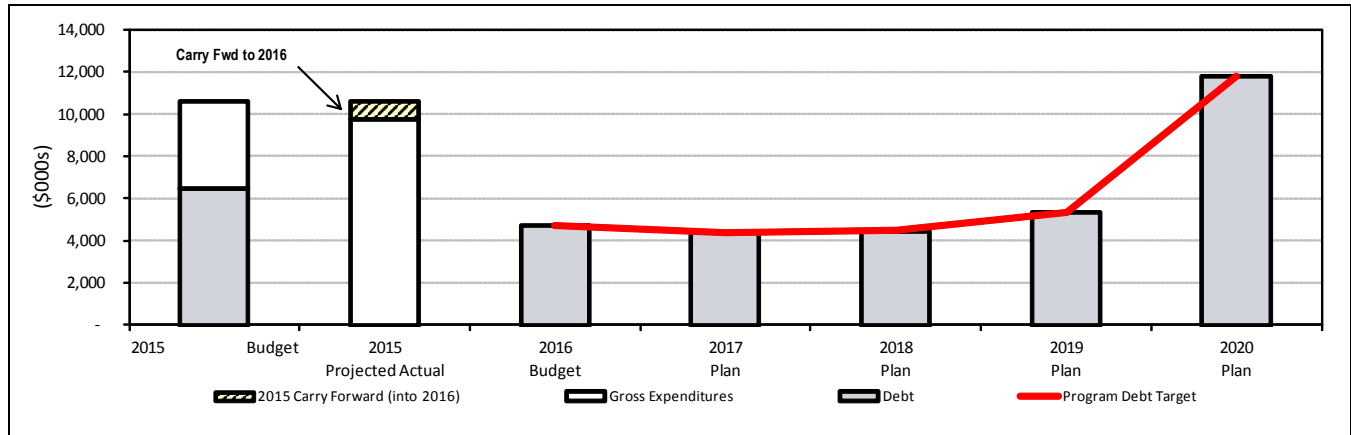


Part I:

10-Year Capital Plan

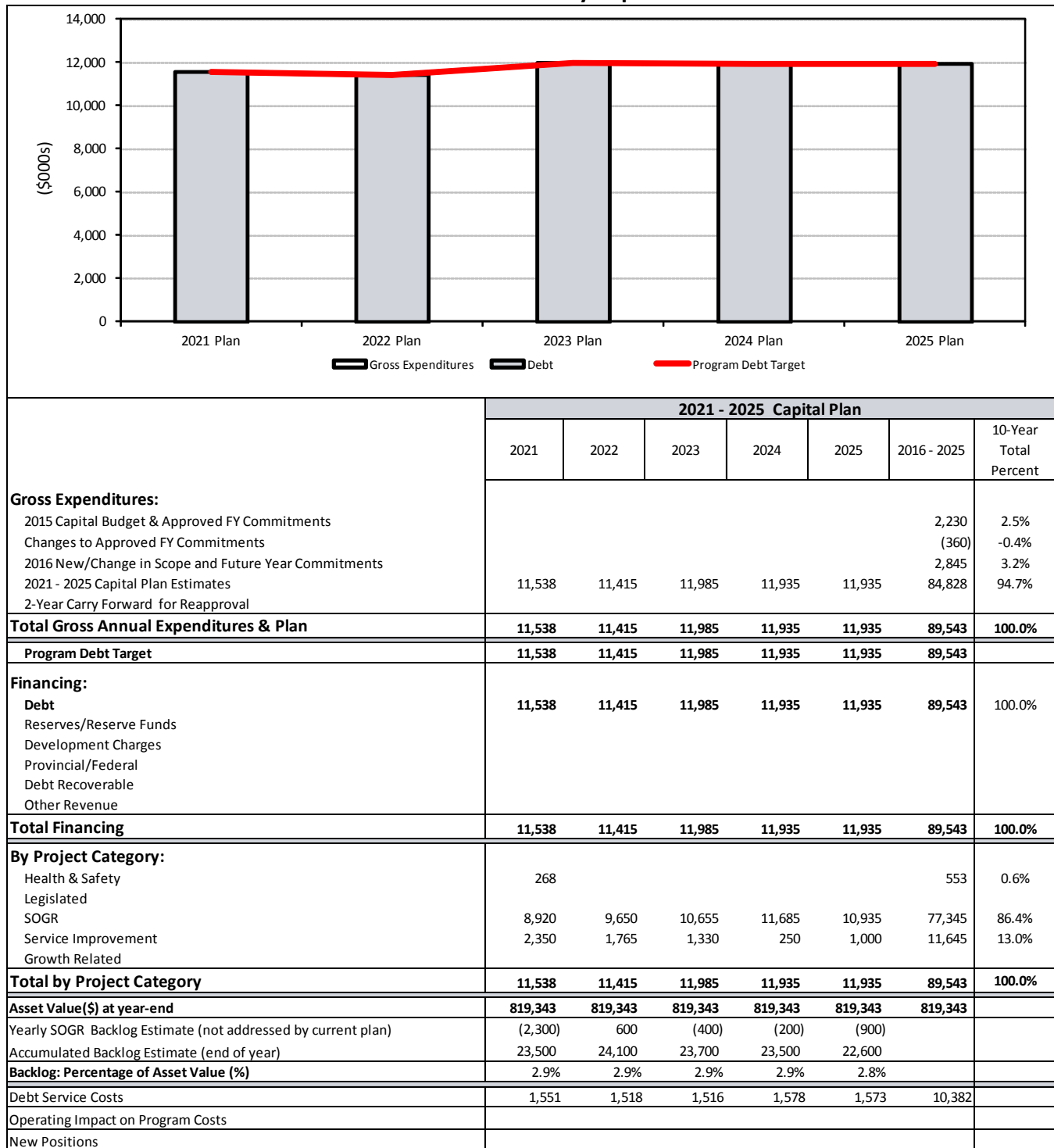
10 Year Capital Plan

Table 1a
2016 Preliminary Budget, 2017-2020 Preliminary Capital Plan



	2016 Capital Budget and 2017 - 2020 Capital Plan								
	2015		2016	2017	2018	2019	2020	2016 - 2020	5-Year Total Percent
	Budget	Projected Actual							
Gross Expenditures:									
2015 Capital Budget & Approved FY Commitments	10,630	9,792	2,230					2,230	7.3%
Changes to Approved FY Commitments			(360)					(360)	-1.2%
2016 New/Change in Scope and Future Year Commitments			2,845					2,845	9.3%
2017 - 2020 Capital Plan Estimates				4,390	4,465	5,345	11,820	26,020	84.7%
2-Year Carry Forward for Reapproval									
1-Year Carry Forward to 2016		838							
Total Gross Annual Expenditures & Plan	10,630	10,630	4,715	4,390	4,465	5,345	11,820	30,735	100.0%
Program Debt Target			4,715	4,390	4,465	5,345	11,820	30,735	
Financing:									
Debt	6,492		4,715	4,390	4,465	5,345	11,820	30,735	100.0%
Reserves/Reserve Funds	776								
Development Charges									
Provincial/Federal									
Debt Recoverable									
Other Revenue	3,362								
Total Financing	10,630		4,715	4,390	4,465	5,345	11,820	30,735	100.0%
By Project Category:									
Health & Safety	470			200			85	285	0.9%
Legislated	230								
SOGR	4,611		2,495	3,110	4,465	5,345	10,085	25,500	83.0%
Service Improvement	5,319		2,220	1,080			1,650	4,950	16.1%
Growth Related									
Total by Project Category	10,630		4,715	4,390	4,465	5,345	11,820	30,735	100.0%
Asset Value (\$) at year-end	766,343		819,343	819,343	819,343	819,343	819,343	819,343	
Yearly SOGR Backlog Estimate (not addressed by current plan)			2,650	3,900	3,500	2,700	(1,700)	11,050	
Accumulated Backlog Estimate (end of year)	14,750		17,400	21,300	24,800	27,500	25,800	25,800	
Backlog: Percentage of Asset Value (%)	1.9%		2.1%	2.6%	3.0%	3.4%	3.1%		
Debt Service Costs			62	566	569	607	842	2,646	
Operating Impact on Program Costs									
New Positions									

Table 1b
2021 - 2025 Preliminary Capital Plan

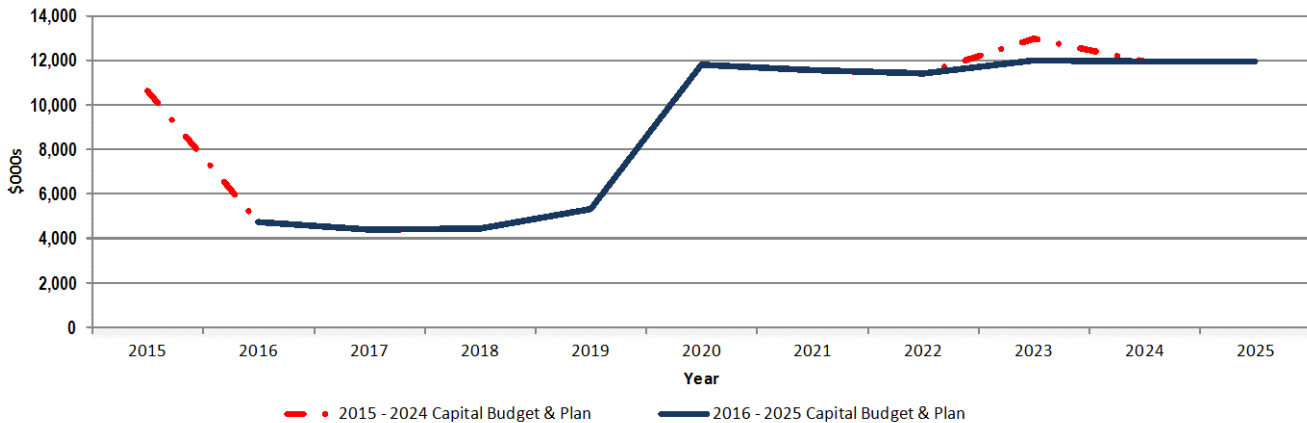


Key Changes to the 2015 - 2024 Approved Capital Plan

The 2016 Preliminary Capital Budget and the 2017 - 2025 Capital Plan reflects an increase of \$0.305 million in capital expenditures from the 2015 - 2024 Approved Capital Plan.

The table and chart below provide a breakdown of the \$0.305 million or 0.3% increase in the Capital Program on an annual basis from 2015 to 2025.

Chart 1
Changes to the 2015 -2024 Approved Capital Plan (In \$000s)



(\$000s)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10-Year Total
2015 - 2024 Capital Budget & Plan	10,630	4,715	4,390	4,465	5,345	11,820	11,538	11,415	12,985	11,935		89,238
2016 - 2025 Capital Budget & Plan		4,715	4,390	4,465	5,345	11,820	11,538	11,415	11,985	11,935	11,935	89,543
Change %		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	(7.7%)	0.0%		0.3%
Change \$		0	0	0	0	0	0	0	(1,000)	0		305

As made evident in the chart above, the \$0.305 million increase in the Capital Program reflects the fact that the 2025 Capital Budget of \$11.935 million is \$1.305 million higher than the 2015 Approved Capital Budget. This difference was then offset by the reduction of \$1.000 million in 2023 for the solar photovoltaic thin film installation on the Enercare Centre roof.

As reflected in Table 2 on the following page, changes to the 2015 – 2024 Approved Capital Plan, specifically the \$1.000 million decrease in capital funding over the nine common years of the Capital Plans (2016 – 2024) arise from the reprioritization of Exhibition Place's capital projects based on the following factors:

- Realignment of Exhibition Place's 10-Year Capital Plan to meet newly assessed SOGR requirements.
- Reallocation of funding from a number of projects to the new *Allstream Centre – Hotel X Bridge* project.
- Reversal of \$1.000 million in planned cash flow funding approved for 2023 for the solar photovoltaic thin film installation on the Enercare Centre (previously Direct Energy Centre) roof. Since the roof is at the end of its lifecycle and needs to be replaced, this project will be included at a later time as part of a larger roof replacement project.

A summary of project changes for the years 2016 to 2024 totalling \$1.000 million are provided in Table 2 below:

**Table 2
Summary of Project Changes (In \$000s)**

\$000s	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2016 - 2024 Total
2015 - 2024 Capital Budget & Plan	10,630	4,715	4,390	4,465	5,345	11,820	11,538	11,415	12,985	11,935		78,608
2016 - 2025 Capital Budget & Plan		4,715	4,390	4,465	5,345	11,820	11,538	11,415	11,985	11,935	11,935	77,608
Capital Budget & Plan Changes (2016 - 2024)		-	-	-	-	-	-	-	(1,000)	-		(1,000)

	Total Project Cost	2016	2017	2018	2019	2020	2021	2022	2023	2024	2016 - 2024	2025	Revised Total Project Cost
Previously Approved													
<i>Pre-engineering Program</i>	1,200	(50)									(50)	150	1,300
<i>Coliseum Complex</i>	19,360		(625)				(400)			(445)	(1,470)	3,530	21,420
<i>Energare Centre</i>	27,500	(300)					400			445	545	3,670	31,715
<i>Parks, Parking Lots & Roads</i>	1,440	(1,175)	(350)								(1,525)	1,200	1,115
<i>Horse Palace</i>	2,275	(200)	200								-	1,000	3,275
<i>Queen Elizabeth Building</i>	6,430	(230)	(155)								(385)	1,000	7,045
<i>Food Building</i>	2,550		(100)								(100)	300	2,750
<i>M/E & Communication Infrastructure</i>	4,465	(265)	(50)								(315)	400	4,550
<i>Green Energy Initiatives</i>	1,000								(1,000)		(1,000)		
Total Previously Approved		(2,220)	(1,080)	-	-	-	-	-	(1,000)	-	(4,300)	11,250	6,950
New													
<i>Allstream Centre - Hotel X Bridge</i>		1,920	1,080								3,000		3,000
<i>General Servs - Relocate & Construct Parking Office</i>		300									300	100	400
Total New		2,220	1,080	-	-	-	-	-	-	-	3,300	100	
Total Changes		-	-	-	-	-	-	-	(1,000)	-	(1,000)	11,350	

Significant Capital Project Changes in Exhibition Place:

Cash flow funding for the following previously approved capital projects have been adjusted, as outlined below:

- The project costs and cash flows for these projects have been reduced to redirect funding to the *Hotel X Bridge* and *Relocate & Construct Parking Office* capital projects: *Pre-engineering Program, Coliseum Complex, Energare Centre, Parks, Parking Lots and Roads, Horse Palace, Queen Elizabeth Building, Food Building, M/E & Communication Infrastructure* and *Green Energy Initiatives*.

Reductions have been made to the following projects:

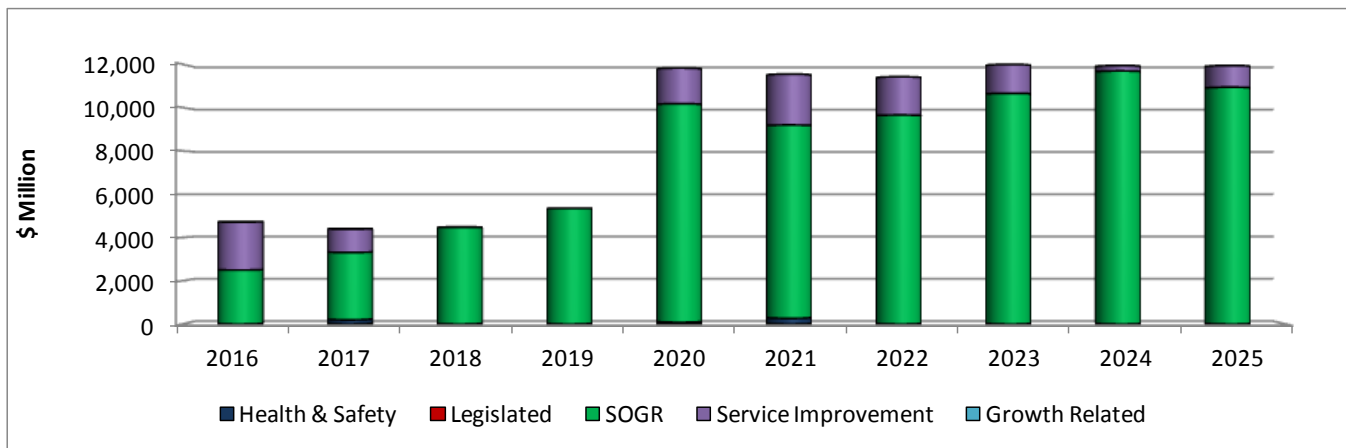
- The *Green Energy Initiative* capital project was reduced by \$1.000 million removing the *Thin Film Solar Photovoltaic Installation* sub-project that was designed to install the solar photovoltaic thin film on the Energare Centre roof.

New projects totalling \$3.300 million have been added to the 2015 – 2024 Approved Capital Plan:

- The *Allstream Centre – Hotel X Bridge* capital sub-project (\$3.000 million) will provide funding to install a sky bridge between Allstream Centre and the new hotel, at the 2nd floor level with a glass enclosure.
- The *Relocate & Construct Parking Office* capital sub-project (\$0.300 million) will provide funding to complete the relocation and construction of the parking office started in 2015.

2016 – 2025 Preliminary Capital Plan

Chart 2
2016 – 2025 Capital Plan by Project Category (In \$000s)



As illustrated in the chart above, the 10-Year Capital Plan for Exhibition Place of \$89.543 million provides 86.4% funding for State of Good Repair (SOGR) projects and 13% for Service Improvement projects. Health & Safety projects represent the remaining 0.6% over the 10-year period.

- Funding for the State of Good Repair projects accounts for \$77.345 million or 86.4% of total funding to provide on-going maintenance of the facility and preserve its historically important assets.
- Service Improvement projects account for \$11.645 million or 13% of total funding and are consistent with Exhibition Place's objective of achieving higher level of service provided to its clients. Examples include relocation and construction of the parking office, installation of the sky bridge between the Allstream Centre and new hotel, and development of the Festival Plaza.
- Health & Safety projects account for \$0.553 million or 0.6% of total funding which will assure that Exhibition Place is in compliance with safety standards.

The following table details the projects, by category, within the 2016 – 2025 Preliminary Capital Budget and Plan for Exhibition Place:

**Table 3
Summary of Capital Plan by Project Category (In \$000s)**

	Total App'd Cash Flows to Date*	2016 Budget	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2016 - 2025 Total	Rec'd Total Project Cost
Total Expenditures by Category													
Health & Safety													
<i>Horse Palace - Stand Pipe System Upgrade</i>			200									200	200
<i>Other Buildings - Security Surveillance System</i>						85	268					353	353
Sub-Total		-	200	-	-	85	268	-	-	-	-	553	553
State of Good Repair													
<i>Pre-Engineering Program</i>		100	125	125	125	125	125	125	150	150	150	1,300	1,300
<i>Coliseum Complex</i>				1,070	2,135	4,225	1,415	4,190	2,400	2,455	3,530	21,420	21,420
<i>Enercare Centre</i>	225	1,870	750	865	1,380	1,465	2,950	3,385	6,980	7,430	3,670	30,745	30,970
<i>Better Living Centre</i>						915					200	1,115	1,115
<i>Parks, Parking Lots & Roads</i>		75		400	350	600	775	400	425	200	200	3,425	3,425
<i>Horse Palace</i>						400	1,575		100		1,000	3,075	3,075
<i>Queen Elizabeth Building</i>			1,845	1,455	1,155	1,000	590				1,000	7,045	7,045
<i>Food Building</i>						110	90	1,250		1,000	300	2,750	2,750
<i>M/E & Communication Infrastructure</i>		450	200	550	200	750	900	300	600	200	400	4,550	4,700
<i>Other Buildings</i>			190			65	100				385	740	740
<i>Allstream Centre</i>						430	100					530	530
<i>General Services Building</i>										250	100	350	350
<i>Press Building</i>							300					300	300
Sub-Total	225	2,495	3,110	4,465	5,345	10,085	8,920	9,650	10,655	11,685	10,935	77,345	77,720
Service Improvements													
<i>Enercare Centre</i>								690	280			970	1,142
<i>Parks, Parking Lots & Roads</i>						1,650	2,350	1,075	1,050	250	1,000	7,375	7,375
<i>Allstream Centre - Hotel X Bridge</i>		1,920	1,080									3,000	3,000
<i>General Services Building - Construct Parking Office</i>		300										300	300
Sub-Total	-	2,220	1,080	-	-	1,650	2,350	1,765	1,330	250	1,000	11,645	11,817
Total Expenditures by Category (excluding carry forward)	225	4,715	4,390	4,465	5,345	11,820	11,538	11,415	11,985	11,935	11,935	89,543	90,090

*Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2016, excluding ongoing capital projects (i.e. Civic Improvement projects)

2016 – 2025 Capital Projects

The 10-Year Capital Plan supports Exhibition Place's objectives of maintaining SOGR by addressing aging infrastructure and achieving higher level of service provided to its clients.

Health and Safety

- Major Health and Safety projects account for \$0.553 million or 0.6% of the total 10-Year Preliminary Capital Plan and include:
 - *Horse Palace* (\$0.200 million) – funding to upgrade the stand pipe to dry system and tie it into the Horse Palace fire alarm system.
 - *Other Buildings* (\$0.353 million) – funding for the ongoing improvements to the grounds security and surveillance system.

State of Good Repair (SOGR)

- SOGR projects account for \$77.345 million or 86.4% of the total 10-Year Capital Plan and include the following projects:
 - *Pre-engineering Program* (\$1.300 million) – funding for studies, investigations, designs and engineering to formulate projects and programs to maintain the state of good repair and functionality of buildings and facilities.

- *Coliseum Complex* (\$21.420 million) – funding for roof, clerestory windows and concrete slab replacement at the Industry Building, retrofit of the steam condensate piping systems, and installation of electrical lighting system (LED).
- *Enercare Centre* (\$30.745 million) – funding to replace roofs, chillers, garage air make up units, south curtain wall at Galleria, cooling towers retrofit.
- *Better Living Centre* (\$1.115 million) – funding to replace roof top heating and cooling units and interior radiant unit heaters.
- *Parks, Parking Lots and Roads* (\$3.425 million) – funding for sidewalks, pathways, roads, street and parking lots lighting retrofit, and fountain retrofit at various locations at Exhibition Place.
- *Horse Palace* (\$3.075 million) - funding for roof and radian heat replacement, washrooms restoration, and modernization of the freight elevator.
- *Queen Elizabeth Building* (\$7.045 million) – funding to replace roofs at the Exhibit Hall and Theatre, replace air handling unit in Mechanical Room and Fire Alarm systems.
- *Food Building* (\$2.750 million) – funding to replace the roof, boilers, buss duct and switches.
- *M/E & Communication Infrastructure* (\$4.550 million) – funding for ongoing maintenance of transformers, switchgears and circuit breakers, and building automation system sub-project.
- *Other Buildings* (\$0.740 million) – funding to replace the Fire Hall Tower clock and upgrade the fire alarm panel.
- *Allstream Centre* (\$0.530 million) – funding to replace the heat pump and huffcore wall.
- *General Services Building* (\$0.350 million) – funding to replace the high roof of the main building with the original hydro industrial type roof.
- *Press Building* (\$0.300 million) – funding to replace the roof at the Press Building.

Service Improvements

- Service Improvement projects account for \$11.645 million or 13% of the total 10-Year Capital Plan and include:
 - *Enercare Centre* (\$0.970 million) – funding to complete the LED Lighting & Conservation/Demand Management sub-project and install a new movable huffcore wall for the swing space in Exhibit Hall B allowing it to be rented out.
 - *Parks, Parking Lots and Roads* (\$7.375 million) – funding to complete the Festival Plaza developments.
 - *Allstream Centre* (\$3.000 million) – funding to install a sky bridge between the Allstream Centre and the new hotel at the 2nd floor level.
 - *General Services Building* (\$0.300 million) – funding to relocate and construct parking offices.

2016 Capital Budget and Future Year Commitments

Included as a sub-set of the 10-Year Capital Plan is the 2016 Budget and Future Year Commitments, that consists of 2016 and future year cash flows for projects previously approved by Council; adjustments (Scope Change) to those previously approved projects; as well as new projects that collectively require Council approval to begin, continue or complete capital work.

- Table 3a below lists the 2016 Cash Flow and Future Year Commitments for Exhibition Place:

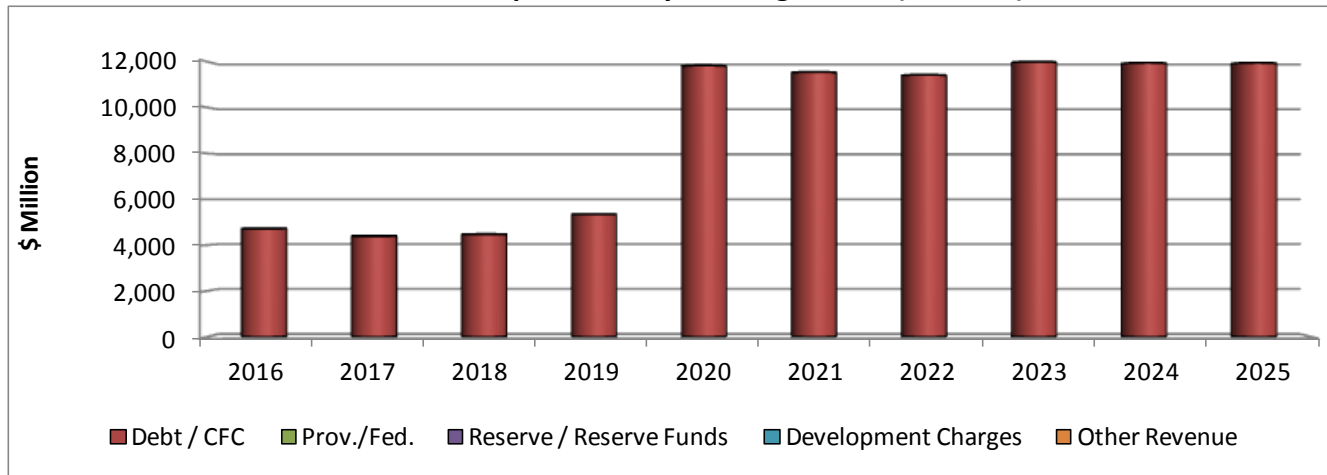
Table 3a
2016 Cash Flow and Future Year Commitments (In \$000s)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total 2016 Cash Flow & FY Commits
Expenditures:											
Previously Approved											-
<i>Enercare Centre</i>	1,870										1,870
Subtotal	1,870	-	-	-	-	-	-	-	-	-	1,870
Change in Scope											-
Subtotal	-	-	-	-	-	-	-	-	-	-	-
New w/Future Year											
<i>General Services Building</i>	300										300
<i>Pre-Engineering Program</i>	100										100
<i>M/E & Communication Infrastructure</i>	450										450
<i>Parks, Parking Lots & Roads</i>	75										75
<i>Allstream Centre</i>	1,920										1,920
Subtotal	2,845	-	-	-	-	-	-	-	-	-	2,845
Total Expenditure	4,715	-	-	-	-	-	-	-	-	-	4,715
Financing:											
Debt/CFC	4,715										4,715
Debt Recoverable											-
Other											-
Reserves/Res Funds											-
Development Charges											-
Provincial/Federal											-
Total Financing	4,715	-	-	-	-	-	-	-	-	-	4,715

Approval of the 2016 Capital Budget of \$5.553 million will result in the following:

- \$1.870 million for previously approved capital project to replace chillers at the Enercare Centre.
- New projects will require funding of \$2.845 million for such projects as Pre-Engineering Program, Parks, Parking Lots & Roads, M/E & Communication Infrastructure, Allstream Centre and General Services Building.

Chart 3
2016 – 2025 Capital Plan by Funding Source (In \$000s)

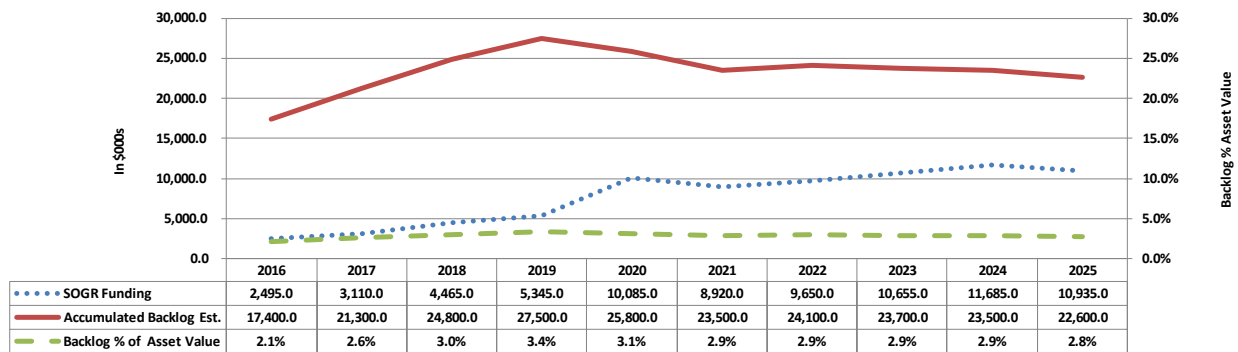


The 10-Year Capital Plan of \$89.543 million cash flow funding will be financed entirely by debt.

- The debt funding meets the 10-year debt affordability guideline of \$89.543 million allocated to Exhibition Place.

State of Good Repair (SOGR) Backlog

Chart 4
SOGR Funding & Backlog (In \$000s)



The 10-Year Capital Plan dedicates \$77.345 million to SOGR spending over the 10-Year Capital Plan timing horizon, which on average provides \$7.735 million annually.

- Exhibition Place is responsible for 192 acres including 9 buildings designated under the Ontario Heritage Act and a further 20 buildings and structures listed on the City's Inventory of Heritage Properties.
 - Many of these buildings were constructed before modern energy conservation, lighting and heating standards were developed.
- At the end of 2015, Exhibition Place will have a backlog of a state of good repair, estimated at \$14.750 million, representing 1.9% of the asset replacement value of \$766.343 million.

- As the City's priority is to maintain Exhibition Place's historic buildings and infrastructure, 86.4% of the funding in the 2016-2025 Capital Budget and Plan is allocated to SOGR capital spending.
- Exhibition Place continues to assess buildings and perform annual inspections and audits on the grounds to determine needs and avoid health and safety implications for employees, clients and visitors.
- With the increased level of SOGR spending included for 2020 - 2025 in the 10-Year Capital Plan, the backlog will begin to decrease from \$27.500 million or 3.4% in 2019 to \$22.600 million 2.8% of asset value by 2025.

10-Year Capital Plan: Net Operating Budget Impact

The 10-Year Capital Plan will not impact the 2016 - 2018 Net Operating Budgets.



Part II:

Issues for Discussion

Issues for Discussion

Issues Impacting the 2016 Capital Budget

Review of Capital Projects and Spending

- A detailed review of Exhibition Place's capital requirements was conducted as part of the 2016 Capital Budget process to ensure that debt affordability targets continue to be maintained and that the Program has the readiness and capacity to deliver and spend.
 - Debt funding of \$89.543 million meets debt affordability target over the 10-year planning period and in every year of the plan.
 - Exhibition Place's spending rate over the past 5 years from 2010 to 2014 averaged 70% of its Capital Budgets, which is reasonably high. Year-end underspending is mostly driven by obtaining third party funding for energy efficiency plans and developing the construction schedule around shows and events within limited window of opportunity for both indoor and outdoor construction.
- The Capital Plan was also carefully reviewed for operating impacts resulting from completed capital projects in order to clearly understand future operating requirements.
- As part of this comprehensive review, the following changes were implemented to the Exhibition Place's Capital Plan to boost the Program's spending rate in 2016 and future years:
 - The 10-Year Capital Plan was realigned to meet newly assessed requirements of the overall SOGR needs.
 - The project costs and cash flows for the following projects have been reduced to redirect funding towards the Hotel X Bridge and Relocate & Construct Parking Office capital projects: Pre-engineering Program, Coliseum Complex, Enercare Centre, Parks, Parking Lots and Roads, Horse Palace, Queen Elizabeth Building, Food Building, M/E & Communication Infrastructure and Green Energy Initiatives.
- As a result, the 10-Year Capital Plan for Exhibition Place demonstrates a commitment to achieve a balance between maintaining existing assets by focusing on investment in state of good repair and addressing service gaps and priorities through service improvement projects.

New Allstream Centre Bridge Project

- The 10-Year Capital Plan for Exhibition Place includes \$3.000 million to install a sky bridge between Allstream Centre and the new hotel.
- Without the bridge to link and connect the hotel to the Allstream Centre, the economic success of both the Allstream Centre and the hotel could be jeopardized because both depend on being able to generate sales from what is known as "self-contained" conventions and conferences. These conferences allow participants to access meeting rooms and other services directly and easily from their hotel rooms without tackling uncontrollable challenges such as traffic and weather.

- In order to accommodate the new bridge capital project within the existing debt targets, Exhibition Place redirected \$3.000 million in debt funding from the following projects to the Hotel X Bridge capital project: Pre-engineering Program, Coliseum Complex, Enercare Centre, Parks, Parking Lots and Roads, Horse Palace, Queen Elizabeth Building, Food Building, M/E & Communication Infrastructure and Green Energy Initiatives.

Issues Impacting the 10-Year Capital Plan

Unfunded Priority Projects

In addition to the projects included in the 10-Year Capital Plan, Exhibition Place has identified the need for additional future year funding for three priority projects – *Greek Gods Relocation, Coliseum Complex Industry Building Renovations* and *Electrical Underground High Voltage Utilities*.

('000s)

Project Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Greek Gods Relocation	500										500
Coliseum Complex - Industry Building Renovations										20,000	20,000
Electrical Underground High Voltage Utilities					2,000	2,000	2,000	2,000	2,000	2,000	12,000
Total	500	-	-	-	2,000	2,000	2,000	2,000	2,000	22,000	32,500

- Greek Gods Relocation
 - The Board had directed Exhibition Place to take all necessary planning and legal steps to relocate 21 sculptures by artist E.B. Cox also known as the Garden of the Greek Gods from the private patio at the Muzik Club to a publicly accessible location.
 - Following a study undertaken by an independent stone conservator, the cost of \$0.500 million was identified to relocate the sculptures, to make repairs to the Muzik patio where the sculptures are presently located and to construct proper footings/platforms for the sculptures in the new location to prevent further deterioration.
 - To move these sculptures from their present location the Board must first obtain agreement from the tenant to amend the current lease. While, discussions with the tenant are ongoing, they have not yet concluded.
- Coliseum Complex - Industry Building Renovations
 - The Industry Building, part of the Coliseum Complex, needs replacement of its roof and windows.
 - According to the 2006 building assessment, the clerestory windows were due for replacement in 2008 and the step flat roofs of this building were due to be replaced in 2012/2013.
 - Due to funding constraints and competing priorities, no capital funding was provided for these projects in previous years and both the windows and the roof are now being maintained at an annual operating cost.

- Exhibition Place identified that \$20 million will be required in 2025 to undertake SOGR project for the replacement of the windows and the roof and also to fully renovate and upgrade this Class "B" facility for future use in the trade and consumer shows.
 - The new renovated building will have ceiling height of 35 feet, new support columns and possibly an underground garage parking linked to the existing Enercare Centre (formerly Direct Energy Centre) parking garage.
- \$40 million in additional debt funding was added last year for the State of Good Repair projects in Exhibition Place's Capital Plan, as such no supplementary debt funding is available at this time for this request.
- Electrical Underground High Voltage Utilities
 - Exhibition Place has substantial high voltage underground electrical assets across the grounds that provide electricity distribution from the Strachan transformer station which is within the Exhibition Place site. These assets (cables, transformers and substations) are over 50 years old and have reached their end of life.
 - These assets were originally owned by Toronto Hydro Corporation (THC) but purchased by the Canadian National Exhibition Association in 1935 acting as agent for the City.
 - Because these assets are high voltage, all repairs must be done through THC.
 - Failure of the high voltage lines could result in substantial financial losses to the Exhibition Place and their commercial tenants on the grounds and because Ontario Place is also fed through this system, failure of the assets could affect Ontario Place operations.
 - THC has undertaken a study of the state-of-good-repair of these assets, which indicates the need for full replacement in the next 10 years at an estimated cost of \$24 million.
 - As these are Exhibition Place's assets, the City is responsible for the required replacement.
 - Based on the THC's study, Exhibition Place has identified the need for additional funding of \$2 million per year for 12 years starting in 2020 to allow for the replacement of these assets.
 - The replacement of assets cannot be accelerated due to operational constraints.
 - Exhibition Place will conduct a study in 2016 to determine if the replacement lines should be located such that THC would take ongoing responsibility with lines to service Exhibition Place, future developments at the Ontario Place site and the area generally.

Exhibition Place has identified the need for the above mentioned projects. However, due to funding limitations and, in the case of the ongoing discussions with the tenant regarding the Greek Gods Relocation project, additional debt is not recommended at this time. As a result, these projects have been excluded from the Exhibition Place's 2016 Preliminary Capital Budget and 10-Year Capital Plan.



Appendices

Appendix 1 2015 Performance

2015 Key Accomplishments

In 2015, Exhibition Place made significant progress and/or accomplished the following:

- ✓ Completed all Pan Am Games related infrastructure projects at a total cost of \$1.500 million. These projects include Salon 110 Renovations, Enercare Centre Floor Ports retrofit, Enercare Centre Egress retrofit, Way-Finding inside Enercare Centre, Security System upgrades, Lighting on Manitoba Drive and IT upgrades.
- ✓ Completed the Splash Pad project at Centennial Park on time and on budget for the use of patrons and neighbourhood children.
- ✓ Completed the Fire Alarm Retrofit at the Enercare Centre.
- ✓ Continued the implementation of energy efficiency program through the District Energy System project. This system supplies hot and cold water to the new Hotel X.

2015 Financial Performance

**Table 9
2015 Budget Variance Analysis (In \$000's)**

2015 Approved	As of Sept. 30, 2015		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
10,630	5,404	50.8%	9,792	92.1%	838	7.9%

* Based on 2015 Third Quarter Capital Variance Report

2015 Experience

At its meeting on December 9, 2015, Council approved the 2015 Capital Variance Report for the nine months ended September 30, 2015. Please refer to the attached link for the staff report regarding the details of variance explanations and year-end projections for Exhibition Place:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX10.28>

Impact of the 2015 Capital Variance on the 2016 Preliminary Budget

- As a result of capital project delays, as described in the 2015 Q3 Capital Variance Report, funding of \$0.838 million is being carried forward to the 2016 Preliminary Capital Budget to continue the capital work.
- A detailed review of the 2016 – 2025 Capital Plan and spending has been conducted and, as a result, cash flows have been adjusted to reallocate funding from a number of projects to the new *Allstream Centre – Hotel X Bridge* project.
- Exhibition Place has a fairly high average spending rate over the last 5 years and it was determined that the Program is ready to proceed with its capital projects and has the capacity to complete them on time.

Appendix 2

Table 10
2016 Capital Budget; 2017 to 2025 Capital Plan (\$000s)

Project	Total Project Cost	Prior Year Carry Forward	2016	2017	2018	2019	2020	2016 - 2020	2021	2022	2023	2024	2025	2016 - 2025 Total
Health & Safety:														
Horse Palace	200			200				200						200
Other Buildings	353						85	85	268					353
General Services Building	285	200						200						200
M/E & Communication Infrastructure	200	116						116						116
Sub-Total	1,038	316	-	200	-	-	85	601	268	-	-	-	-	869
State of Good Repair:														
Pre-Engineering Program	1,300		100	125	125	125	125	600	125	125	150	150	150	1,300
Coliseum Complex	21,420				1,070	2,135	4,225	7,430	1,415	4,190	2,400	2,455	3,530	21,420
Enercare Centre	30,970		1,870	750	865	1,380	1,465	6,330	2,950	3,385	6,980	7,430	3,670	30,745
Better Living Centre	1,115						915	915					200	1,115
Parks, Parking Lots & Roads	3,425		75		400	350	600	1,425	775	400	425	200	200	3,425
Horse Palace	3,075						400	400	1,575		100		1,000	3,075
Queen Elizabeth Building	7,045			1,845	1,455	1,155	1,000	5,455	590				1,000	7,045
Food Building	2,750						110	110	90	1,250		1,000	300	2,750
M/E & Communication Infrastructure	4,700	150	450	200	550	200	750	2,300	900	300	600	200	400	4,700
Other Buildings	740			190			65	255	100				385	740
Allstream Centre	530						430	430	100					530
General Services Building	350							-				250	100	350
Press Building	300							-	300					300
Sub-Total	77,720	150	2,495	3,110	4,465	5,345	10,085	25,650	8,920	9,650	10,655	11,685	10,935	77,495
Service Improvements:														
Enercare Centre	1,142	172						172		690	280			1,142
Parks, Parking Lots & Roads	7,375						1,650	1,650	2,350	1,075	1,050	250	1,000	7,375
Allstream Centre	3,000		1,920	1,080				3,000						3,000
General Services Building	450	150	300					450						450
M/E & Communication Infrastructure	150	50						50						50
Sub-Total	12,117	372	2,220	1,080	-	-	1,650	5,322	2,350	1,765	1,330	250	1,000	12,017
Total		838	4,715	4,390	4,465	5,345	11,820	31,573	11,538	11,415	11,985	11,935	11,935	90,381

Appendix 3

2016 Capital Budget; 2017 to 2025 Capital Plan

Report Phase 2 - Program 18 Exhibition Place Program Phase 2 Sub-Project Category 01,02,03,04,05,06,07 Part B Sub-Project Status S2,S5,S6 Part C Sub-Project Status S2,S3,S4

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Capital Plan; 2017 to 2026 Capital Plan

Exhibition Place						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable	Total Financing			
EXH00001 PRE-ENGINEERING PROGRAM																									
1	16	Var Blds-Study/Investigate/Design/Engineer	CW	S5	03	100	125	125	125	125	600	700	1,300	0	0	0	0	0	0	0	0	1,300	0	1,300	
Sub-total						100	125	125	125	125	600	700	1,300	0	0	0	0	0	0	0	0	0	1,300	0	1,300
EXH00007 COLISEUM COMPLEX																									
10	11	Clerestory Window Replacement (Industry Bld)	CW	S6	03	0	0	1,070	0	0	1,070	0	1,070	0	0	0	0	0	0	0	0	1,070	0	1,070	
8	12	Roof Replacement (Industry Bld) in Phases	CW	S6	03	0	0	0	1,770	2,000	3,770	0	3,770	0	0	0	0	0	0	0	0	3,770	0	3,770	
11	36	Roof Deck & Snow Shed Structure Replace (Ind Bldg)	CW	S6	03	0	0	0	0	0	585	585	0	0	0	0	0	0	0	0	0	585	0	585	
17	45	Exhaust Fans, Heaters, AHU & RTU Replace in Phases	CW	S6	03	0	0	0	0	0	1,015	1,015	0	0	0	0	0	0	0	0	0	1,015	0	1,015	
20	61	Miscellaneous HVAC Equipment	CW	S6	03	0	0	0	0	0	190	190	0	0	0	0	0	0	0	0	0	190	0	190	
25	68	Electrical Lighting System (LED) in Phases	CW	S6	03	0	0	0	0	1,100	1,100	785	1,885	0	0	0	0	0	0	0	0	1,885	0	1,885	
2	72	Drywall, Ceilings & Flooring Renovation(North Ext)	CW	S6	03	0	0	0	0	0	405	405	0	0	0	0	0	0	0	0	0	405	0	405	
1	77	Masonry Restoration (North Extension)	CW	S6	03	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	0	200	0	200	
4	78	Sanitation Area Restoration (Industry Bldg)	CW	S6	03	0	0	0	0	525	525	0	525	0	0	0	0	0	0	0	0	525	0	525	
5	79	Loading Dock Doors Restoration(Industry Bld)	CW	S6	03	0	0	0	0	0	65	65	0	0	0	0	0	0	0	0	0	65	0	65	
6	80	Concrete Slab Replacement (Industry Bld) in Phases	CW	S6	03	0	0	0	0	0	3,695	3,695	0	0	0	0	0	0	0	0	0	3,695	0	3,695	
7	81	Masonry Restoration (Industry Bldg)	CW	S6	03	0	0	0	0	0	195	195	0	0	0	0	0	0	0	0	0	195	0	195	
9	82	Wood Fascia Replacement (Industry Bld)	CW	S6	03	0	0	0	0	0	475	475	0	0	0	0	0	0	0	0	0	475	0	475	
13	83	Interior Flooring Replacement (Mid-Arch)	CW	S6	03	0	0	0	0	0	265	265	0	0	0	0	0	0	0	0	0	265	0	265	
14	84	Masonry Restoration (Mid-Arch)	CW	S6	03	0	0	0	0	0	155	155	0	0	0	0	0	0	0	0	0	155	0	155	
15	85	Demolition of Restaurant & Kitchen (East Annex)	CW	S6	03	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	0	500	0	500	
18	86	Steam & Condensate Piping Systems Retrofit in Phase	CW	S6	03	0	0	0	0	0	2,240	2,240	0	0	0	0	0	0	0	0	0	2,240	0	2,240	
19	87	Unit Heaters & Pumps Replacement	CW	S6	03	0	0	0	0	0	640	640	0	0	0	0	0	0	0	0	0	640	0	640	
22	89	Electrical Buss Duct Replacement in Phases	CW	S6	03	0	0	0	0	600	600	600	1,200	0	0	0	0	0	0	0	0	1,200	0	1,200	
23	90	Electrical Emergency Power	CW	S6	03	0	0	0	365	0	365	0	365	0	0	0	0	0	0	0	0	365	0	365	

Report Phase 2 - Program 18 Exhibition Place Program Phase 2 Sub-Project Category 01,02,03,04,05,06,07 Part B Sub-Project Status S2,S5,S6 Part C Sub-Project Status S2,S3,S4

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Capital Plan; 2017 to 2026 Capital Plan

Exhibition Place							Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other 2	Debt - Recoverable	Total Financing		
EXH00007 COLISEUM COMPLEX																								
16	91	Renewal of Ceiling, Walls & Columns (East Annex)	CW	S6	03	0	0	0	0	0	325	325	0	0	0	0	0	0	0	0	325	0	325	
3	92	Replace Roof Deck Structure(North Extension)	CW	S6	03	0	0	0	0	0	170	170	0	0	0	0	0	0	0	0	170	0	170	
12	93	Interior Lead Capsulation (Industry Bldg)	CW	S6	03	0	0	0	0	0	750	750	0	0	0	0	0	0	0	0	750	0	750	
24	94	Emergency Electrical Distribution	CW	S6	03	0	0	0	0	0	570	570	0	0	0	0	0	0	0	0	570	0	570	
21	95	Replace 4160 Volt Distribution in Phases	CW	S6	03	0	0	0	0	0	165	165	0	0	0	0	0	0	0	0	165	0	165	
Sub-total						0	0	1,070	2,135	4,225	7,430	13,990	21,420	0	0	0	0	0	0	0	21,420	0	21,420	
EXH000525 ENERCARE CENTRE (formerly DEC)																								
15	7	New Movable Huffcove Wall at Swing Space	CW	S6	04	0	0	0	0	0	215	215	0	0	0	0	0	0	0	0	215	0	215	
17	42	Replace Sections of Terrazzo Floor in Galleria	CW	S6	03	0	0	150	0	70	220	280	500	0	0	0	0	0	0	0	500	0	500	
3	47	Retrofit Tunnel Water Infiltration	CW	S6	03	0	0	0	0	0	175	175	0	0	0	0	0	0	0	0	175	0	175	
2	64	Retrofit Var Loading Dock Ramps & Platforms	CW	S6	03	0	0	215	0	0	215	0	215	0	0	0	0	0	0	0	215	0	215	
4	65	Roof Sectional Replacement OverExhibitHalls	CW	S6	03	0	0	0	0	0	5,150	5,150	0	0	0	0	0	0	0	0	5,150	0	5,150	
41	72	Floor Ports Rebuilding	CW	S6	03	0	0	0	100	100	400	500	0	0	0	0	0	0	0	0	500	0	500	
1	73	Sectional Floor Resurfacing in Swing Space	CW	S6	03	0	0	0	0	0	460	460	0	0	0	0	0	0	0	0	460	0	460	
5	74	Retrofit Overhead Doors	CW	S6	03	0	0	0	200	200	0	200	0	0	0	0	0	0	0	0	200	0	200	
6	75	Replace Windows in South Facade with Triple Glazing	CW	S6	03	0	0	0	0	0	425	425	0	0	0	0	0	0	0	0	425	0	425	
7	76	Replace East Curtain Wall Facade with Triple Glazing	CW	S6	03	0	0	0	0	0	700	700	0	0	0	0	0	0	0	0	700	0	700	
8	77	Replace S Curtain Wall at Galleria wTriple Glazing	CW	S6	03	0	0	0	400	400	1,920	2,320	0	0	0	0	0	0	0	0	2,320	0	2,320	
9	78	Replace Windows and Doors	CW	S6	03	0	0	0	0	0	440	440	0	0	0	0	0	0	0	0	440	0	440	
10	79	Retrofit Loading Dock Ramps, Canopies & Bumpers	CW	S6	03	0	0	0	0	0	670	670	0	0	0	0	0	0	0	0	670	0	670	
16	81	Retrofit Salons #101, #102 & Others	CW	S6	03	0	0	0	240	240	1,500	1,740	0	0	0	0	0	0	0	0	1,740	0	1,740	
18	82	Replace Chillers	CW	S2	03	2,020	0	0	0	0	2,020	0	2,020	0	0	0	0	0	0	150	0	1,870	0	2,020
19	83	Retrofit Cooling Towers	CW	S6	03	0	0	0	0	0	2,205	2,205	0	0	0	0	0	0	0	0	2,205	0	2,205	
20	84	Replace Pumps in Cooling Towers	CW	S6	03	0	0	0	0	0	325	325	0	0	0	0	0	0	0	0	325	0	325	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Capital Plan; 2017 to 2026 Capital Plan

Exhibition Place						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By										
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
EXH000525	ENERCARE CENTRE (formerly DEC)																						
21	85	Replace Pumps in Chillers	CW	S6	03	0	0	0	0	0	290	290	0	0	0	0	0	0	0	0	290	0	290
22	86	Replace Pump & Piping Loops for Boiler System	CW	S6	03	0	0	0	0	0	185	185	0	0	0	0	0	0	0	0	185	0	185
23	87	Replace Sprinkler System Booster Pump	CW	S6	03	0	0	0	0	0	130	130	0	0	0	0	0	0	0	0	130	0	130
24	88	Air Curtain System Retrofit in Loading Docks	CW	S6	03	0	0	0	185	185	205	390	0	0	0	0	0	0	0	0	390	0	390
25	89	Replace Exhaust Fans	CW	S6	03	0	0	0	270	270	0	270	0	0	0	0	0	0	0	0	270	0	270
26	90	Replace Garage Air Make Up Units	CW	S6	03	0	0	0	0	0	2,980	2,980	0	0	0	0	0	0	0	0	2,980	0	2,980
27	91	Miscellaneous Fan Replacement	CW	S6	03	0	0	480	0	480	0	480	0	0	0	0	0	0	0	0	480	0	480
28	92	Replace Humidifier, Heaters & AC Units	CW	S6	03	0	0	0	0	0	310	310	0	0	0	0	0	0	0	0	310	0	310
29	93	Replace Garbage Compactor	CW	S6	03	0	0	0	0	0	90	90	0	0	0	0	0	0	0	0	90	0	90
0	94	2015 LED Lighting&Conservation/Demand Management	CW	S2	04	172	0	0	0	172	0	172	0	0	0	0	0	0	172	0	0	0	172
42	96	Lighting Retrofit in Salons, Concessions & Mtg Rms	CW	S6	03	0	0	0	0	0	280	280	0	0	0	0	0	0	0	0	280	0	280
43	97	Lighting Retrofit in Garage	CW	S6	03	0	0	0	0	0	300	300	0	0	0	0	0	0	0	0	300	0	300
11	98	Upgrade Parking Traffic Topping	CW	S6	03	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	100	0	100
40	100	LED Lighting & Conservation/Demand Management	CW	S6	04	0	0	0	0	0	755	755	0	0	0	0	0	0	0	0	755	0	755
12	101	Roof Sectional Replacement over Heritage Court	CW	S6	03	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	100	0	100
13	102	Roof Sectional Replacement over Galleria & S End	CW	S6	03	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	100	0	100
14	103	Replacement of Standing Seam & Snow Control	CW	S6	03	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	100	0	100
18	104	Replace Chillers*	CW	S6	03	0	750	500	500	400	2,150	400	2,550	0	0	0	0	0	0	0	2,550	0	2,550
30	105	Replace AHU - Hall 'A' in Phases	CW	S6	03	0	0	0	0	0	590	590	0	0	0	0	0	0	0	0	590	0	590
31	106	Replace AHU - Hall 'B' in Phases	CW	S6	03	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	500	0	500
32	107	Replace AHU - Hall 'C' in Phases	CW	S6	03	0	0	0	0	0	275	275	0	0	0	0	0	0	0	0	275	0	275
33	108	Replace AHU - Hall 'D' in Phases	CW	S6	03	0	0	0	0	0	275	275	0	0	0	0	0	0	0	0	275	0	275
34	109	Replace AHU - Heritage Court in Phases	CW	S6	03	0	0	0	0	0	300	300	0	0	0	0	0	0	0	0	300	0	300

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Capital Plan; 2017 to 2026 Capital Plan

Exhibition Place						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable	Total Financing		
<u>EXH000525 ENERCARE CENTRE (formerly DEC)</u>																								
35	110	Replace AHU-SwingS/LoadingD/Salons/Kitchen/Office	CW	S6	03	0	0	0	0	0	300	300	0	0	0	0	0	0	0	0	300	0	300	
36	111	Replace AHU - Galleria/Tunnel in Phases	CW	S6	03	0	0	0	0	0	390	390	0	0	0	0	0	0	0	0	390	0	390	
37	112	Pumps & Heat Exchangers-Salons/Offices/Galleria/Sw	CW	S6	03	0	0	0	0	0	180	180	0	0	0	0	0	0	0	0	180	0	180	
38	113	Replace Boilers, in Phases	CW	S6	03	0	0	0	0	0	220	220	0	0	0	0	0	0	0	0	220	0	220	
39	114	Replace Plumbing Fixtures in Washrooms	CW	S6	03	0	0	0	0	0	800	800	0	0	0	0	0	0	0	0	800	0	800	
44	115	13.8 KV Main Service & Distribution Retrofit in Ph	CW	S6	03	0	0	0	0	0	365	365	0	0	0	0	0	0	0	0	365	0	365	
Sub-total						2,192	750	865	1,380	1,465	6,652	25,385	32,037	0	0	0	0	0	0	322	0	31,715	0	32,037
<u>EXH006 BETTER LIVING CENTRE</u>																								
2	53	Under Floor Heating	CW	S6	03	0	0	0	225	225	0	225	0	0	0	0	0	0	0	0	225	0	225	
1	60	Roof Top Heating & Cooling Units Replacement	CW	S6	03	0	0	0	500	500	0	500	0	0	0	0	0	0	0	0	500	0	500	
4	65	Distribution Panels	CW	S6	03	0	0	0	190	190	0	190	0	0	0	0	0	0	0	0	190	0	190	
3	66	Replace Interior Radiant Unit Heaters	CW	S6	03	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	200	0	200	
Sub-total						0	0	0	0	915	915	200	1,115	0	0	0	0	0	0	0	0	1,115	0	1,115
<u>EXH260 PARKS, PARKING LOTS AND ROADS</u>																								
9	37	West Bailey Bridge Investigation & Retrofit	CW	S6	03	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	100	0	100	
1	78	Festival Plaza Development-Exterior Washroom-West	CW	S6	04	0	0	0	0	0	1,000	1,000	0	0	0	0	0	0	0	0	1,000	0	1,000	
6	79	Sidewalks, Pathways, Roads & Lots-AODA	CW	S5	03	75	0	100	100	100	375	500	875	0	0	0	0	0	0	0	875	0	875	
3	80	Festival Plaza Development - NW Lot 2	CW	S6	04	0	0	0	1,650	1,650	1,000	2,650	0	0	0	0	0	0	0	0	2,650	0	2,650	
4	81	Festival Plaza Development - South of Lot 2	CW	S6	04	0	0	0	0	0	3,725	3,725	0	0	0	0	0	0	0	0	3,725	0	3,725	
7	86	Street & Parking Lots Lighting Retrofit	CW	S6	03	0	0	300	100	500	900	1,100	2,000	0	0	0	0	0	0	0	2,000	0	2,000	
8	87	Fountain Retrofit -Various Locations	CW	S6	03	0	0	0	150	0	150	300	450	0	0	0	0	0	0	0	450	0	450	
Sub-total						75	0	400	350	2,250	3,075	7,725	10,800	0	0	0	0	0	0	0	0	10,800	0	10,800
<u>EXH270 HORSE PALACE</u>																								
1	22	East Side Roof Replacement & PV Temp Relocation	CW	S6	03	0	0	0	0	0	2,375	2,375	0	0	0	0	0	0	0	0	2,375	0	2,375	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Capital Plan; 2017 to 2026 Capital Plan

Exhibition Place						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable	Total Financing		
EXH270 HORSE PALACE																								
6	28	Lighting Control, Distribution Panel, Emerg Gener	CW	S6	03	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	200	0	200	
2	35	Restore Washrooms	CW	S6	03	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	100	0	100	
4	42	Modernize Freight Elevator & Replace Piston	CW	S6	03	0	0	0	100	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
5	43	Radiant Heat Replacement	CW	S6	03	0	0	0	300	300	0	300	0	0	0	0	0	0	0	0	300	0	300	
3	44	Stand Pipe System Upgrade	CW	S6	01	0	200	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200	
Sub-total						0	200	0	0	400	600	2,675	3,275	0	0	0	0	0	0	0	0	3,275	0	3,275
EXH290 QUEEN ELIZABETH BUILDING																								
3	31	Replace Exterior Sealant, Masonry & Concrete Retro	CW	S6	03	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	200	0	200	
1	47	Replace Roof at Exhibit Hall	CW	S6	03	0	1,015	1,355	1,155	0	3,525	390	3,915	0	0	0	0	0	0	0	3,915	0	3,915	
2	48	Replace Roof at Theatre	CW	S6	03	0	0	0	900	900	0	900	0	0	0	0	0	0	0	0	900	0	900	
5	50	Replace AHU in Mechanical Room	CW	S6	03	0	500	0	0	500	500	1,000	0	0	0	0	0	0	0	0	1,000	0	1,000	
4	51	Replace Rooftop Heating & Cooling Units for E Hall	CW	S6	03	0	100	100	0	100	300	300	600	0	0	0	0	0	0	0	600	0	600	
7	53	Substation Retrofit	CW	S6	03	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	200	0	200	
6	55	Replace Fire Alarm System*	CW	S6	03	0	230	0	0	230	0	230	0	0	0	0	0	0	0	0	230	0	230	
Sub-total						0	1,845	1,455	1,155	1,000	5,455	1,590	7,045	0	0	0	0	0	0	0	0	7,045	0	7,045
EXH330 FOOD BUILDING																								
1	38	Roof Replacement	CW	S6	03	0	0	0	0	0	1,250	1,250	0	0	0	0	0	0	0	0	1,250	0	1,250	
3	40	Buss Duct and Switches Replacement	CW	S6	03	0	0	0	0	0	1,000	1,000	0	0	0	0	0	0	0	0	1,000	0	1,000	
2	41	Replace Boilers & Roof Top Exhuast Fans	CW	S6	03	0	0	0	110	110	390	500	0	0	0	0	0	0	0	0	500	0	500	
Sub-total						0	0	0	0	110	110	2,640	2,750	0	0	0	0	0	0	0	0	2,750	0	2,750
EXH350 M/E & COMMUNICATION INFRASTRUCTURE																								
0	109	2015 Freight Elevator Safety Code Retrofit@Annexes	CW	S2	01	66	0	0	0	66	0	66	0	0	0	0	0	0	66	0	0	0	66	
0	111	2015 Trunked Radio Repeater Sysytem Upgrade	CW	S2	04	50	0	0	0	50	0	50	0	0	0	0	0	0	50	0	0	0	50	
0	112	2015 Transformers & Generators Retrofit&Overhaul	CW	S2	01	50	0	0	0	50	0	50	0	0	0	0	0	0	50	0	0	0	50	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Capital Plan; 2017 to 2026 Capital Plan

Exhibition Place						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By													
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
EXH907589 PRESS BUILDING																									
1	7	Roof Replacement	CW	S6	03	0	0	0	0	0	0	300	300	0	0	0	0	0	0	0	0	300	0	300	
Sub-total						0	0	0	0	0	0	300	300	0	0	0	0	0	0	0	0	0	300	0	300
Total Program Expenditure						5,553	4,390	4,465	5,345	11,820	31,573	58,808	90,381	0	0	0	0	0	0	0	838	0	89,543	0	90,381

Report Phase 2 - Program 18 Exhibition Place Program Phase 2 Sub-Project Category 01,02,03,04,05,06,07 Part B Sub-Project Status S2,S5,S6 Part C Sub-Project Status S2,S3,S4

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2016 Capital Plan; 2017 to 2026 Capital Plan

Exhibition Place					Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By													
Sub-Project No.	Project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
Financed By:																								
Other1 (Internal)					838	0	0	0	0	838	0	838	0	0	0	0	0	0	838	0	0	0	838	
Debt					4,715	4,390	4,465	5,345	11,820	30,735	58,808	89,543	0	0	0	0	0	0	0	0	89,543	0	89,543	
Total Program Financing					5,553	4,390	4,465	5,345	11,820	31,573	58,808	90,381	0	0	0	0	0	0	0	838	0	89,543	0	90,381

- Status Code Description**
- S2 S2 Prior Year (With 2016 and/or Future Year Cashflow)
 - S3 S3 Prior Year - Change of Scope 2016 and/or Future Year Cost(Cashflow)
 - S4 S4 New - Stand-Alone Project (Current Year Only)
 - S5 S5 New (On-going or Phased Projects)
 - S6 S6 New - Future Year (Commencing in 2017 & Beyond)

- Category Code Description**
- 01 Health and Safety C01
 - 02 Legislated C02
 - 03 State of Good Repair C03
 - 04 Service Improvement and Enhancement C04
 - 05 Growth Related C05
 - 06 Reserved Category 1 C06
 - 07 Reserved Category 2 C07

Appendix 4

2016 Cash Flow and Future Year Commitments

Report Phase 2 - Program 18 Exhibition Place Program Phase 2 Part B Sub-Project Status S2 Part C Sub-Project Status S2,S3,S4,S5 Sub-Project Category 01,02,03,04,05,06,07 User Fields ALL

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: Preliminary Cash Flow and Future Year Commitments

Exhibition Place						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
EXH00001 PRE-ENGINEERING PROGRAM																									
1	16	Var Blds-Study/Investigate/Design/Engineer	CW	S5	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
Sub-total						100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
EXH000525 ENERCARE CENTRE (formerly DEC)																									
18	82	Replace Chillers	CW	S2	03	2,020	0	0	0	0	2,020	0	2,020	0	0	0	0	0	0	150	0	1,870	0	2,020	
0	94	2015 LED Lighting&Conservation/Demand Management	CW	S2	04	172	0	0	0	0	172	0	172	0	0	0	0	0	0	172	0	0	0	172	
Sub-total						2,192	0	0	0	0	2,192	0	2,192	0	0	0	0	0	0	322	0	1,870	0	2,192	
EXH260 PARKS, PARKING LOTS AND ROADS																									
6	79	Sidewalks, Pathways, Roads & Lots-AODA	CW	S5	03	75	0	0	0	0	75	0	75	0	0	0	0	0	0	0	0	75	0	75	
Sub-total						75	0	0	0	0	75	0	75	0	0	0	0	0	0	0	0	0	75	0	75
EXH350 M/E & COMMUNICATION INFRASTRUCTURE																									
0	109	2015 Freight Elevator Safety Code Retrofit@Annexes	CW	S2	01	66	0	0	0	0	66	0	66	0	0	0	0	0	0	66	0	0	0	66	
0	111	2015 Trunked Radio Repeater Sysytem Upgrade	CW	S2	04	50	0	0	0	0	50	0	50	0	0	0	0	0	0	50	0	0	0	50	
0	112	2015 Transformers & Generators Retrofit&Overhaul	CW	S2	01	50	0	0	0	0	50	0	50	0	0	0	0	0	0	50	0	0	0	50	
3	115	Replace Fibre Optic Cable Grounds Wide	CW	S5	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	0	150	0	150	
1	116	Building Automation System	CW	S5	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
2	117	Transformers,Switchgears&CircuitBreakers	CW	S5	03	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	0	200	0	200	
Sub-total						616	0	0	0	0	616	0	616	0	0	0	0	0	0	166	0	450	0	616	
EXH907207 ALLSTREAM (CONFERENCE) CENTRE																									
4	12	Hotel X Bridge	CW	S5	04	1,920	0	0	0	0	1,920	0	1,920	0	0	0	0	0	0	0	0	1,920	0	1,920	
Sub-total						1,920	0	0	0	0	1,920	0	1,920	0	0	0	0	0	0	0	0	0	1,920	0	1,920
EXH907588 GENERAL SERVICES BUILDING																									
3	14	2015 Combined Passenger/Freight Elevator	CW	S2	01	200	0	0	0	0	200	0	200	0	0	0	0	0	0	200	0	0	0	200	
2	15	Relocate & Construct Parking Office	CW	S2	04	150	0	0	0	0	150	0	150	0	0	0	0	0	0	150	0	0	0	150	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: Preliminary Cash Flow and Future Year Commitments

Exhibition Place						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By												
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>EXH907588 GENERAL SERVICES BUILDING</u>																								
2	16	Relocate & Construct Parking Office*	CW	S4	04	300	0	0	0	0	300	0	300	0	0	0	0	0	0	0	0	300	0	300
Sub-total						650	0	0	0	0	650	0	650	0	0	0	0	0	0	350	0	300	0	650
Total Program Expenditure						5,553	0	0	0	0	5,553	0	5,553	0	0	0	0	0	0	838	0	4,715	0	5,553

Report Phase 2 - Program 18 Exhibition Place Program Phase 2 Part B Sub-Project Status S2 Part C Sub-Project Status S2,S3,S4,S5 Sub-Project Category 01,02,03,04,05,06,07 User Fields ALL

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: Preliminary Cash Flow and Future Year Commitments

Exhibition Place						Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By												
Sub- Priority	Project No. SubProj No.	Project Name Sub-project Name	Ward	Stat.	Cat.	2016	2017	2018	2019	2020	Total 2016-2020	Total 2021-2025	Total 2016-2025	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
Financed By:																								
	Other1 (Internal)					838	0	0	0	0	838	0	838	0	0	0	0	0	0	838	0	0	0	838
	Debt					4,715	0	0	0	0	4,715	0	4,715	0	0	0	0	0	0	0	0	4,715	0	4,715
Total Program Financing						5,553	0	0	0	0	5,553	0	5,553	0	0	0	0	0	0	838	0	4,715	0	5,553

Status Code	Description
S2	S2 Prior Year (With 2016 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2016 and/or Future Year Cost(Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07

Appendix 5

2016 Capital Budget with Financing Detail

(Phase 2) 18-Exhibition Place Sub-Project Category: 01,02,03,04,05,06,07 Type: B Sub-Project Status: S2 Type: C Sub-Project Status: S2,S3,S4,S5



CITY OF TORONTO

Appendix 5: 2016 Preliminary Capital Budget with Financing Details
Exhibition Place
Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2016	Financing											
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable		
0	<u>EXH907588</u>	<u>GENERAL SERVICES BUILDING</u>														
2	15 Relocate & Construct Parking Office	01/01/2016	12/31/2016	150	0	0	0	0	0	0	150	0	0	0	0	0
2	16 Relocate & Construct Parking Office*	01/01/2016	12/31/2016	300	0	0	0	0	0	0	0	0	300	0	0	0
3	14 2015 Combined Passenger/Freight Elevator	01/01/2015	12/31/2015	200	0	0	0	0	0	0	200	0	0	0	0	0
	Project Sub-total:			650	0	0	0	0	0	0	350	0	300	0	0	0
1	<u>EXH00001</u>	<u>PRE-ENGINEERING PROGRAM</u>														
1	16 Var Blds-Study/Investigate/Design/Engineer	01/01/2016	12/31/2025	100	0	0	0	0	0	0	0	0	100	0	0	0
	Project Sub-total:			100	0	0	0	0	0	0	0	0	100	0	0	0
1	<u>EXH350</u>	<u>M/E & COMMUNICATION INFRASTRUCTURE</u>														
0	109 2015 Freight Elevator Safety Code Retrofit@Annexes	06/03/2014	06/03/2014	66	0	0	0	0	0	0	66	0	0	0	0	0
0	111 2015 Trunked Radio Repeater Sysytem Upgrade	01/01/2015	12/31/2015	50	0	0	0	0	0	0	50	0	0	0	0	0
0	112 2015 Transformers & Generators Retrofit&Overhaul	01/01/2015	12/31/2015	50	0	0	0	0	0	0	50	0	0	0	0	0
1	116 Building Automation System	01/01/2016	12/31/2025	100	0	0	0	0	0	0	0	0	100	0	0	0
2	117 Transfomers,Switchgears&CircuitBreakers	01/01/2016	12/31/2025	200	0	0	0	0	0	0	0	0	200	0	0	0
3	115 Replace Fibre Optic Cable Grounds Wide	01/01/2016	12/31/2025	150	0	0	0	0	0	0	0	0	150	0	0	0
	Project Sub-total:			616	0	0	0	0	0	0	166	0	450	0	0	0
3	<u>EXH000525</u>	<u>ENERCARE CENTRE (formerly DEC)</u>														
0	94 2015 LED Lighting&Conservation/Demand Management	01/01/2015	12/31/2023	172	0	0	0	0	0	0	172	0	0	0	0	0
18	82 Replace Chillers	01/01/2015	12/31/2016	2,020	0	0	0	0	0	0	150	0	1,870	0	0	0
	Project Sub-total:			2,192	0	0	0	0	0	0	322	0	1,870	0	0	0
10	<u>EXH260</u>	<u>PARKS, PARKING LOTS AND ROADS</u>														
6	79 Sidewalks, Pathways, Roads & Lots-AODA	01/01/2016	12/31/2025	75	0	0	0	0	0	0	0	0	75	0	0	0
	Project Sub-total:			75	0	0	0	0	0	0	0	0	75	0	0	0
11	<u>EXH907207</u>	<u>ALLSTREAM (CONFERENCE) CENTRE</u>														
4	12 Hotel X Bridge	01/01/2016	12/31/2017	1,920	0	0	0	0	0	0	0	0	1,920	0	0	0
	Project Sub-total:			1,920	0	0	0	0	0	0	0	0	1,920	0	0	0
	Program Total:			5,553	0	0	0	0	0	0	838	0	4,715	0	0	0

Status Code	Description
S2	S2 Prior Year (With 2016 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2016 and/or Future Year Cost/Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

Category Code Description

01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07