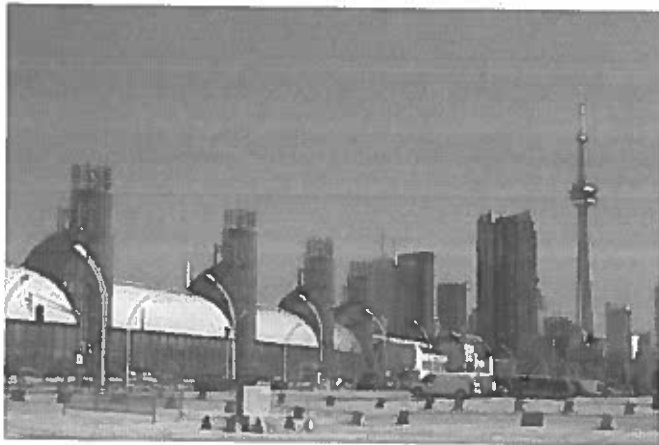


Toronto 2014 BUDGET

CAPITAL ANALYST NOTES



Exhibition Place

2014 – 2023 CAPITAL BUDGET AND PLAN OVERVIEW

2014 – 2023 Capital Budget and Plan Highlights

Exhibition Place is responsible for 192 acres, with an asset value of \$659.3 million in historical costs, managing 22 buildings, including 9 buildings designated under the Ontario Heritage Act. Many of the buildings have historical and cultural significance and were constructed before modern energy conservation, lighting and heating standards were developed.

The 2014–2024 Recommended Capital Budget and Plan focuses on maintaining these assets in a state of good repair (SOGR). Maintenance of buildings is key as Exhibition Place will be hosting several Pan Am 2015 events. The 10-Year Recommended Capital Plan also allocates funding for the *Festival Plaza Development* and *Pan Am 2015 Splash Pad*.

The 10-Year Recommended Capital Plan provides funding for state of good repair and service improvements that will increase Toronto's international profile, provide economic stimulation and achieve energy efficiency.

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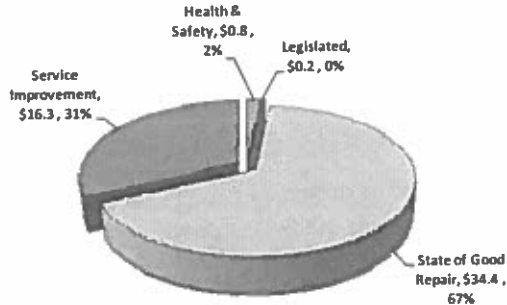
Contacts

Judy Skinner
Manager, Financial Planning
Tel: (416) 397-4219
Email: jskinne1@toronto.ca

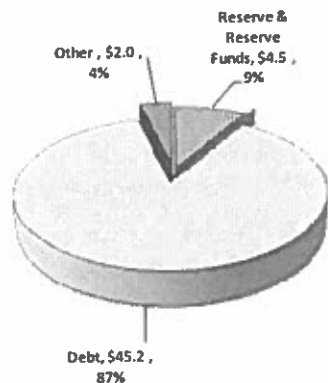
Andrei Vassallo
Senior Financial Planning Analyst
Tel: (416) 397-4298
Email: avassal2@toronto.ca

Capital Spending and Financing

2014-2023 Capital Budget and Plan Expenditures \$51.688 Million (\$Million)



2014-2023 Capital Budget and Plan by Funding Sources \$51.688 Million (\$Million)



Where does the money go?

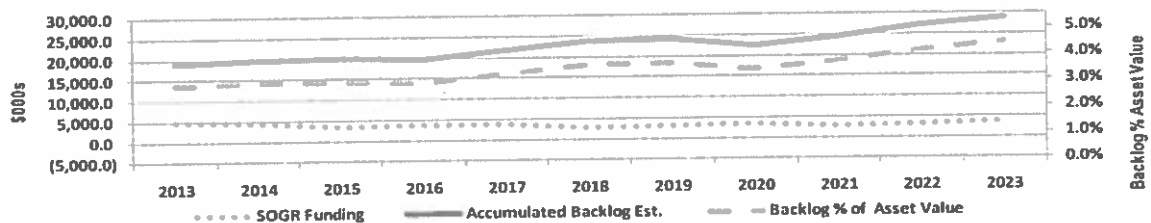
The 2014–2023 Recommended Capital Budget and Plan totals \$51.688 million, including major project initiatives such as the *Direct Energy Centre state of good repair*, the *Pan Am infrastructure upgrades*, the *Festival Plaza Development* and the fire alarm system replacement in various buildings.

Where the money comes from?

The 10-year Recommended Capital Plan requires new debt funding of \$51.688 million, which is \$2.905 above the debt target due to infrastructure repairs to be completed in time for the Pan Am games, given that Exhibition Place is a host site.

- Debt funding of \$45.168 million comprises 87.4% of the Exhibition Place 10-year capital funding.
- Additional capital funding of \$4.520 million or 8.7% will be provided from the Soccer Stadium Maintenance Reserve, for the *BMO Field Upgrades*; from the Exhibition Place Conference Reserve Fund, for the *Direct Energy Centre Washroom Renovation*; and from the City's Special Events Fund for the *Pan Am Splash Pad*.
- Also included is recoverable debt funding for \$2 million or 3.9% for the *District Energy System* project from which future operating savings will repay the cost of debt servicing.

State of Good Repair Backlog



The 10-Year Recommended Capital Plan spending on State of Good Repair is \$34.435 million. SOGR backlog as a percentage of asset value will increase from 2.9% in 2013 to 4.4% in 2023, but future year budgets will focus on strategies for addressing this increasing backlog.

Key Challenges and Priority Actions

Addressing Exhibition Place's growing State of Good Repair backlog while preserving historically significant buildings, and delivering ongoing service, will require future budget process consideration and careful scheduling around shows and events.

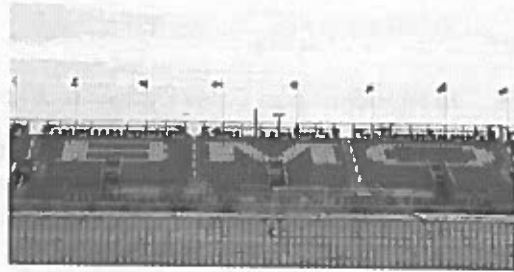
Schedule construction around shows and events.

Secure funding from public and private sector organizations to **fund green energy initiatives**.

2014 Recommended Capital Budget

The 2014 Recommended Capital Budget for Exhibition Place of \$10.740 million will:

- Maintain Direct Energy Centre as a Class "A" exhibition facility with projects such as Washroom Renovations (\$1.800 million).
- Initiate new projects that will showcase the City during the Pan Am games, such as the Festival Plaza Development (\$1.445 million), the Splash Pad (\$0.500 million) parks and the Pan AM Infrastructure Upgrades (\$1.500 million).
- Continue and enhance state of good repair maintenance work on:
 - Various Buildings pre-engineering (\$0.150 million);
 - Better Living Centre Interior Lead Capsulation (\$0.100 million);
 - Fire Alarm System (\$1.820 million);
 - Queen Elizabeth Building replacement of rooftop heating and cooling units (\$0.450 million) and
 - A variety of Equipment (\$0.250 million), including electrical installations.
- Allow Service Improvement projects such as the District Energy System (\$2.000 million), BMO Field Upgrades (\$0.390 million).



II: RECOMMENDATIONS

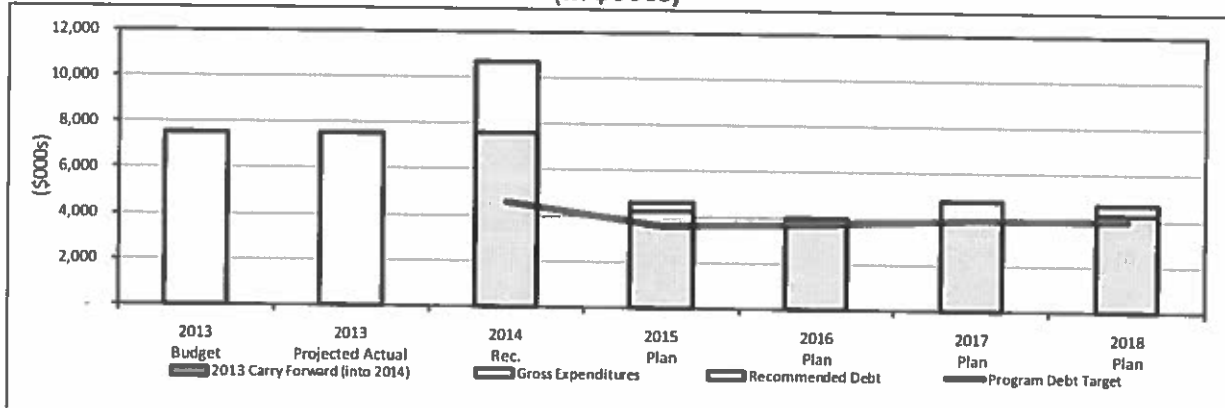
Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2014 Recommended Capital Budget for Exhibition Place with a total project cost of \$7.655 million, and 2014 cash flow of \$10.740 million and future year commitments of \$0.715 million comprised of the following:
 - a) New Cash Flow Funding for:
 - i) 17 new / change in scope sub-projects with a 2014 total project cost of \$7.655 million that requires cash flow of \$6.940 million in 2014 and a future year cash flow commitment of \$0.715 million in 2015.
 - ii) 2 previously approved sub-projects with a 2014 cash flow of \$3.8 million.
2. City Council approve new debt service costs of \$0.133 million in 2014 and incremental debt costs of \$0.793 million in 2015 and \$0.073 million resulting from the approval of the 2014 Recommended Capital Budget, to be included in the 2014 and future year operating budgets.
3. City Council approve the 2015-2023 Recommended Capital Plan for Exhibition Place totaling \$40.233 million in project estimates, comprised of \$3.910 million in 2015; \$3.990 million in 2016; \$4.840 million in 2017; \$4.700 million in 2018; \$4.450 million in 2019; \$4.925 million in 2020; \$4.298 million in 2021; \$4.385 million in 2022; and \$4.375 million in 2023.
4. All sub-projects with third party financing be approved conditionally, subject to the receipt of such funding in 2014 and if such funding is not forthcoming, their priority and funding be reassessed by City Council relative to other City-financed priorities and needs.

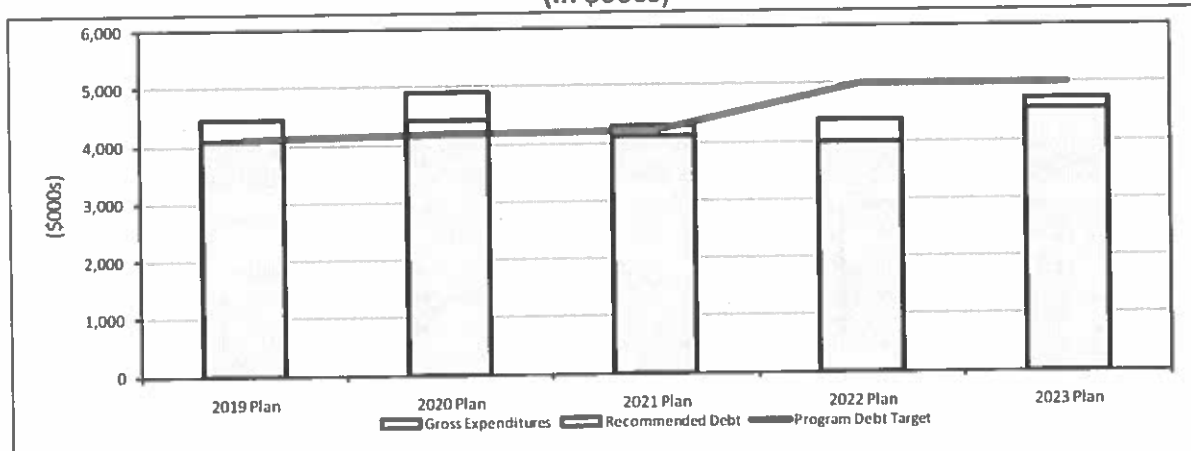
III: 10-YEAR CAPITAL PLAN

10 - Year Capital Plan
 2014 Recommended Budget, 2014 – 2018 Recommended Plan
 (In \$000s)



	2013		2014 Budget and 2015 - 2018 Plan							5-Year Total Percent
	Budget	Projected Actual	2014	2015	2016	2017	2018	2014 - 2018		
	Gross Expenditures:									
2013 Capital Budget & Approved FY Commitments	7,576	7,576	1,800					1,800	6.2%	
Recommended Changes to Approved FY Commitments			2,000					2,000	6.9%	
2014 New/Change In Scope and Future Year Commitments			6,940	715				7,655	26.5%	
2015- 2018 Capital Plan Estimates				3,910	3,990	4,840	4,700	17,440	60.4%	
2-Year Carry Forward for Reapproval										
1-Year Carry Forward to 2014										
Total Gross Annual Expenditures & Plan	7,576	7,576	10,740	4,625	3,990	4,840	4,700	28,895	100.0%	
Program Debt Target			4,560	3,600	3,700	3,950	3,950	19,760		
Financing:										
Recommended Debt			7,600	4,235	3,915	3,950	4,250	23,950	82.9%	
Reserves/Reserve Funds			1,140	390	75	890	450	2,945	10.2%	
Development Charges										
Provincial/Federal										
Debt Recoverable			2,000					2,000	6.9%	
Other Revenue										
Total Financing			10,740	4,625	3,990	4,840	4,700	28,895	100.0%	
By Project Category:										
Health & Safety			85	85		85	85	340	1.2%	
Legislated				75			125	200	0.7%	
SOGR			4,620	3,360	3,665	3,715	2,915	18,275	63.2%	
Service Improvement			6,035	1,105	325	1,040	1,575	10,080	34.9%	
Growth Related										
Total by Project Category			10,740	4,625	3,990	4,840	4,700	28,895	100.0%	
Asset Value (\$) at year-end			659,343	659,343	659,343	659,343	659,343	659,343		
Yearly SOGR Backlog Estimate (not addressed by current plan)			667	123	(405)	2,042	2,062			
Accumulated Backlog Estimate (end of year)	19,205		19,872	19,995	19,590	21,632	23,694			
Backlog: Percentage of Asset Value (%)			3.0%	3.0%	3.0%	3.3%	3.6%			
Debt Service Costs			133	855	504	471	480	2,443		
Operating Impact on Program Costs										
New Positions										

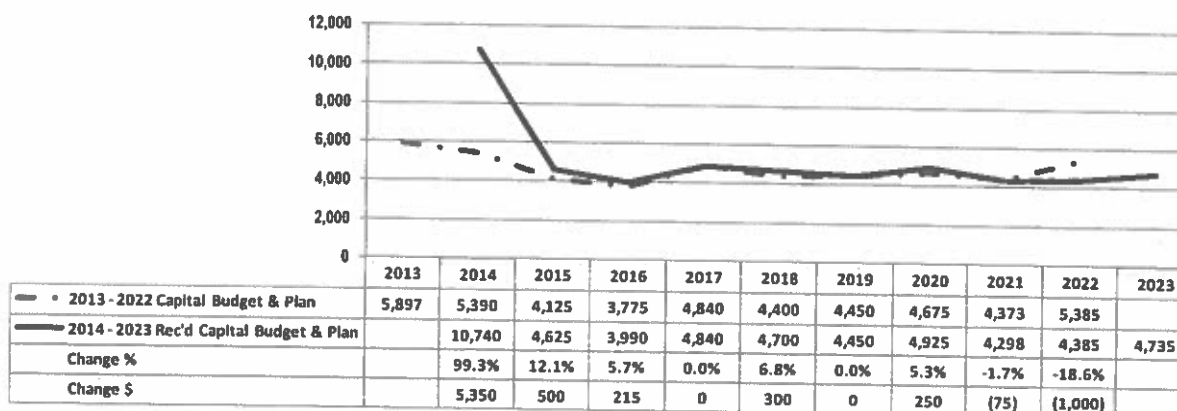
**10 - Year Capital Plan
2019 - 2023 Recommended Plan
(In \$000s)**



	2019 - 2023 Capital Plan						10 Year Total Percent
	2019	2020	2021	2022	2023	2014 - 2023	
Gross Expenditures:							
2013 Capital Budget & Approved FY Commitments						1,800	3.5%
Recommended Changes to Approved FY Commitments						2,000	3.9%
2014 New/Change In Scope and Future Year Commitments						7,655	14.8%
2019 - 2023 Capital Plan Estimates	4,450	4,925	4,298	4,385	4,735	40,233	77.8%
Total Gross Annual Expenditures & Plan	4,450	4,925	4,298	4,385	4,735	51,688	100.0%
Program Debt Target	4,100	4,180	4,213	5,000	5,000	42,253	
Financing:							
Recommended Debt	4,100	4,430	4,138	4,000	4,550	45,168	87.4%
Reserves/Reserve Funds	350	495	160	385	185	4,520	8.7%
Development Charges							
Provincial/Federal							
Debt Recoverable						2,000	3.9%
Other Revenue							
Total Financing	4,450	4,925	4,298	4,385	4,735	51,688	100.0%
By Project Category:							
Health & Safety	85		373			798	1.5%
Legislated						200	0.4%
SOGR	3,065	3,480	2,815	3,000	3,800	34,435	66.6%
Service Improvement	1,300	1,445	1,110	1,385	935	16,255	31.4%
Growth Related							
Total by Project Category	4,450	4,925	4,298	4,385	4,735	51,688	100.0%
Asset Value(\$) at year-end	659,343	659,343	659,343	659,343	659,343	659,343	
Yearly SOGR Backlog Estimate (not addressed by current plan)	360	(1,475)	1,954	2,570	1,893		
Accumulated Backlog Estimate (end of year) 23,694	24,054	22,579	24,533	27,103	28,996		
Backlog: Percentage of Asset Value (%)	3.6%	3.4%	3.7%	4.1%	4.4%		
Debt Service Costs	508	499	528	495	491	4,964	
Operating Impact on Program Costs							
New Positions							

Key Changes to the 2013 - 2022 Approved Capital Plan

Recommended Changes to the 2013 -2022 Approved Capital Plan (In \$000s)



The 2014 Recommended Capital Budget and the 2015 - 2023 Recommended Capital Plan reflect an increase of \$4.378 million from the 2013 to 2022 Approved Capital Plan.

Changes to the 2013 – 2022 Approved Capital Plan arise from the reprioritization of Exhibition Place capital projects, based on the following:

- **Parks, Parking Lots and Roads:** An increase of \$1.463 million to the *Parks, Parking Lots and Roads Project* is mainly driven by the Festival Plaza subproject for which costs have increased to address soil contamination found in the Exhibition Hotel construction site. This has resulted in reprioritization of capital subprojects from *Equipment, General Services and Direct Energy Centre Projects* to cover the cost needed to make the soil suitable for construction.
- **Fire Alarm System Replacement:** An increase of \$1.405 million to the Fire Alarm System Replacement project is required, as the current fire alarm system is 17 years old and at the end of its rated life. Once replaced, the Fire Alarm System will meet all legislated and Ontario Building Code requirements and ensure that the Direct Energy Centre is ready to host the 2015 Pan Am Games. This project is partially funded from freed up debt funds within the Pan Am Games Capital Program achieved through the application of eligible development charge funds.
- **Pan Am 2015 Infrastructure Upgrades:** The new project in 2014, *Pan Am Infrastructure Upgrades*, requires \$1.5 million to improve technical, security backbone and building paging infrastructure. These upgrades address current functional and operational issues at the Direct Energy Centre. This project is also funded from the Pan Am Games Capital Program debt replacement with development charges.
- **Splash Pad:** The new *Splash Pad Project*, which will cost \$0.500 million, is also related to the 2015 Pan Am Games activities, with funding of \$0.250 million to be provided from the Major Special Events Reserve Fund. In addition to being used by area residents, the Splash Pad will be enjoyed by thousands of visitors to Exhibition Place both during and after the

Pan Am Games and will make the western Exhibition grounds an attractive summer destination.

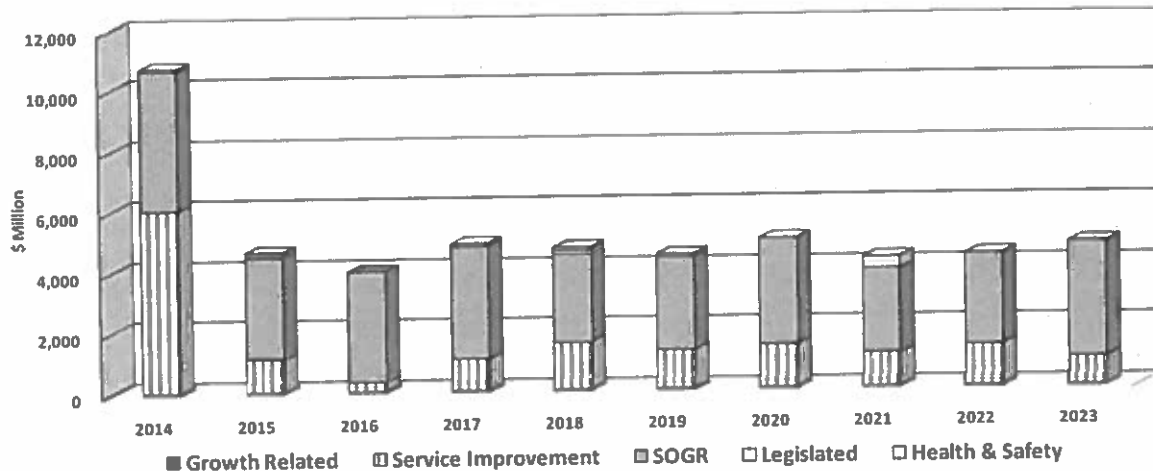
The following chart details the key project cash flow changes to the 2014 – 2022 Approved Capital Plan.

Summary of Project Changes
(In \$000s)

	Total Project Cost	2014		2015		2016		2017		2018		2014 - 2018		2014 - 2022		Revised Total Project Cost 2014 -2022
		Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	Gross	Debt	
<i>Previously Approved</i>																
<i>District Energy System</i>	4,500	2,000											2,000		2,000	2,000
Total Previously Approved	4,500	2,000											2,000		2,000	2,000
New																
<i>Pre-Engineering</i>	1,250	150	150	100	100	100	100	125	125	125	125	600	600	1,100	1,100	1,100
<i>Coliseum Complex</i>	2,380	50	50	500	500	580	580	870	870			2,000	2,000	2,380	2,380	2,380
<i>Direct Energy Centre</i>	11,435	1,800	1,300	435	435	995	995	405	405	750	750	4,385	3,885	7,085	6,585	7,085
<i>Better Living Centre</i>	1,115	100	100	100	100					190	190	390	390	1,115	1,115	1,115
<i>Parks, Parking Lots, Roads</i>	12,350	1,495	1,495	1,190	1,190	440	440	600	600	1,750	1,750	5,475	5,475	11,150	11,150	11,150
<i>Pan Am Splash Pad</i>	500	500	250									500	250	500	250	500
<i>Horse Palace</i>	2,325													2,325	2,325	2,325
<i>Queen Elizabeth Building</i>	3,890	450	450	500	500	950	950	1,050	1,050	300	300	3,250	3,250	3,590	3,590	3,590
<i>Food Building</i>	725													725	725	725
<i>Equipment</i>	7,315	400	400	1,000	1,000	850	850	750	750	950	950	3,950	3,950	6,165	6,165	6,165
<i>Other Buildings</i>	773	85	85	135	135			85	85	85	85	390	390	773	773	773
<i>BMO Field</i>	3,770	390		390		75		890		450		2,195		3,585		3,585
<i>Allstream Conference Centre</i>	700												340	400	400	400
<i>General Services Building</i>	540			275	275			65	65				340	540	540	540
<i>Press Building Roof Replacement</i>	200													200	200	200
<i>Pan Am 2015 Infrastructure Upgrades</i>	1,500	1,500	1,500									1,500	1,500	1,500	1,500	1,500
<i>Fire Alarm System Replacement</i>	1,820	1,820	1,820											1,820	1,820	1,820
Total New	52,588	8,740	7,600	4,625	4,235	3,990	3,915	4,840	3,950	4,600	4,150	26,795	23,850	44,953	40,618	44,953
Total Changes	57,088	10,740	7,600	4,625	4,235	3,990	3,915	4,840	3,950	4,600	4,150	28,795	23,850	46,953	40,618	46,953

2014 – 2023 Recommended Capital Plan

2014 – 2023 Capital Plan by Project Category
(In \$000s)



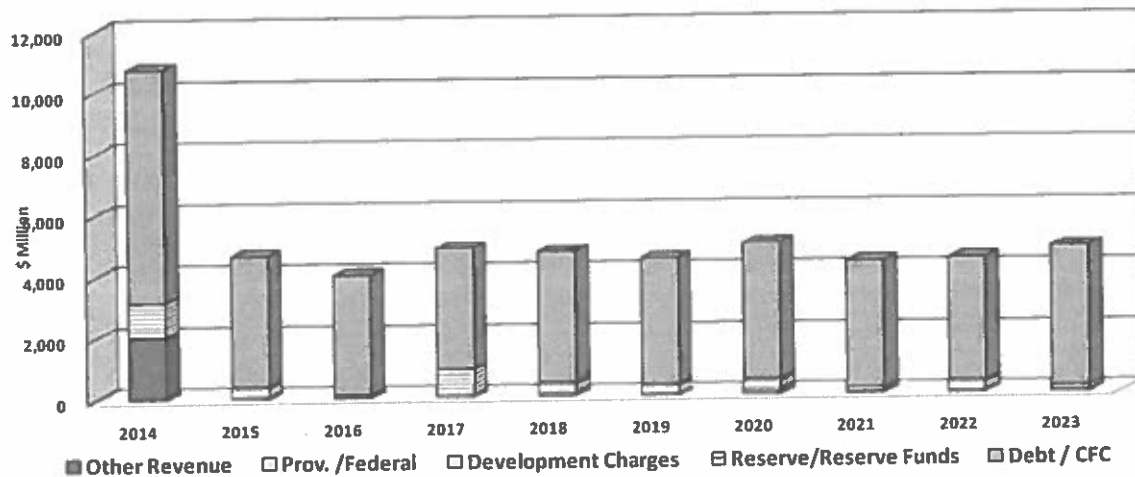
- The 10-Year Recommended Capital Plan for Exhibition Place of \$51.688 million provides funding for Health and Safety projects of \$0.798 million; Legislated projects of \$0.200

million; State of Good Repair (SOGR) projects of \$34.435 million, and Service Improvement projects of \$16.255 million.

- *Health and Safety* projects represent 1.5% or \$0.798 million of the 10-Year Capital Plan's expenditures and include \$0.275 million for reinforcing the Horse Palace structure; and \$0.523 million for Security Surveillance System/CCTV in other buildings.
- *Legislated* projects represent 0.4% or \$0.200 million of the 10-Year Capital Plan's project funding for the Building Waste Management System, which adds equipment to meet and maintain the City target of 80% recycling.
- The *State of Good Repair* projects expenditure is stable throughout the 10 year period. However, two of the biggest sub-projects will take place in 2014 in anticipation of the Pan Am 2015 games: The Washroom Renovations at the Direct Energy Centre for \$1.800 million and the Fire Alarm System Upgrade for \$1.820 million.
- *State of Good Repair* projects are directed by audits on each building and represent 66.6% or \$34.435 million of the 10-Year Capital Plan's project expenditures including:
 - \$1.250 million for the Pre-Engineering Program
 - \$2.330 million for the Coliseum Complex
 - \$8.835 million for the Direct Energy Centre
 - \$1.115 million for the Better Living Centre
 - \$4.890 million for Parks, Parking Lots and Roads
 - \$2.050 million for the Horse Palace
 - \$3.590 million for the Queen Elizabeth Building
 - \$6.140 million for Equipment
 - \$1.820 million for the Fire Alarm System
 - \$2.415 for Other Buildings
- The *Service Improvement* projects planned during 2014 represent 20.8% of the recommended Service Improvement projects within the 10-year planning period. This includes projects that improve Exhibition Place services to the public, such as the Festival Plaza Development for \$1.445 million, the Splash Pad for \$0.500 million and the Pan Am 2015 Infrastructure Upgrades for \$1.500 million.
- *Service Improvement* projects account for 31.4% or \$16.255 million of the 10-Year Capital Plan's expenditures including:
 - \$0.050 million for the Air Curtain in the Industry Building (Coliseum Complex)
 - \$7.960 million for Parks, Parking Lots and Roads, including the Festival Plaza Development and the Splash Pad
 - \$0.975 million for Equipment
 - \$2.000 million for the District Energy System
 - \$3.770 million for the National Soccer Stadium (BMO Field)

- \$1.500 million for the Pan Am 2015 Infrastructure Upgrades

2014–2023 Capital Plan by Funding Source
(In \$000s)



- The 10-Year Recommended Capital Plan of \$51.688 million will be financed by \$45.168 million of debt, \$4.520 from Reserve / Reserve funds, and Other Revenue comprised of \$2.000 million of recoverable debt from the City, which will be repaid with the savings generated by the *District Energy System* project.
- Debt accounts for \$23.950 million or 82.9% of the financing for the 2014 Budget and 2015 – 2018 Capital Plan and amounts to \$45.168 million or 87.4% of the 10-Year Recommended Capital Plan’s funding sources.
 - The recommended debt funding is above the 10-year debt affordability target of \$42.253 million allocated to this Program by \$2.915 million. This is primarily due to the Fire Alarm System Panel and the Pan Am 2015 Infrastructure upgrades projects, which are critical to be completed before the Pan Am 2015 games. This represents \$3.040 million above the 10-year debt target, including Pan Am infrastructure upgrades of \$1.500 million and the above the debt target cost of the Fire Alarm Panel Replacement Project for \$1.540 million, and will be offset by a reduction in debt realized by the application of eligible development charges to fund the Pan Am 2015 Capital Plan.
- Reserve and Reserve Funds constitute \$2.945 million or 10.2% of required funding in the first 5 years and \$4.520 million or 8.7% over 10 years, mainly funding BMO Field Upgrades.
- Other Revenue accounts for \$2.000 million or 6.9% of the financing for the first 5 years and \$2.000 million or 3.9% over 10 years. The source of funding for this project is recoverable debt from the City, which will be repaid with the savings generated by the *District Energy System* project.

Major Capital Initiatives by Category

Summary of Major Capital Initiatives by Category
(In \$000s)

	2014 Budget	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2014 - 2023 Total
Total Expenditures by Category											
Health & Safety											
Horse Palace	-	-	-	-	-	-	-	275	-	-	275
Other Buildings	85	85	-	85	85	85	-	98	-	-	523
Sub-Total	85	85	-	85	85	85	-	373	-	-	798
Legislated											
Building Waste Management System	-	75	-	-	125	-	-	-	-	-	200
Sub-Total	-	75	-	-	125	-	-	-	-	-	200
State of Good Repair											
Pre-Engineering Program	150	100	100	125	125	125	125	125	125	150	1,250
Coliseum Complex	-	500	580	870	-	175	205	-	-	-	2,330
Direct Energy Centre (inc. washrooms)	1,800	435	995	405	750	600	250	600	1,250	1,750	8,835
Better Living Centre	100	100	-	-	190	-	725	-	-	-	1,115
Parks, Parking Lots and Roads	50	475	440	600	800	225	500	600	500	700	4,890
Horse Palace	-	-	-	-	100	875	875	200	-	-	2,050
Queen Elizabeth Building	450	500	950	1,050	300	-	-	340	-	-	3,590
Food Building	-	-	-	-	-	-	-	725	-	-	725
Equipment	250	925	600	600	650	865	400	550	400	900	6,140
Other Buildings	-	50	-	-	-	-	-	200	-	-	250
Allstream Conference Centre	-	-	-	-	-	-	400	-	-	300	700
General Services Building	-	275	-	65	-	200	-	-	-	-	540
Press Building	-	-	-	-	-	-	-	200	-	-	200
Fire Alarm System	1,820	-	-	-	-	-	-	-	-	-	1,820
Sub-Total	4,620	3,360	3,665	3,715	2,915	3,065	3,480	2,815	3,000	3,800	34,435
Service Improvements											
Coliseum Complex Air Curtain	50	-	-	-	-	-	-	-	-	-	50
Festival Plaza Development	1,445	715	-	-	950	950	950	950	1,000	500	7,460
Splash Pad	500	-	-	-	-	-	-	-	-	-	500
Equipment	150	-	250	150	175	-	-	-	-	250	975
District Energy System	2,000	-	-	-	-	-	-	-	-	-	2,000
National Soccer Stadium (BMO Field)	390	390	75	890	450	350	495	160	385	185	3,770
Pan Am 2015 Infrastructure Upgrades	1,500	-	-	-	-	-	-	-	-	-	1,500
Sub-Total	6,035	1,105	325	1,040	1,575	1,300	1,445	1,110	1,385	935	16,255
Growth Related											
Sub-Total	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures by Category	10,740	4,625	3,990	4,840	4,700	4,450	4,925	4,298	4,385	4,735	51,688

Major Capital Initiatives

The 10-Year Recommended Capital Plan supports Exhibition Place's objectives of maintaining assets in a state of good repair for use by its customers and the public by addressing its aging infrastructure and including *Service Improvement* projects for Pan Am 2015, the National Soccer Stadium and customer services.

The 10-Year Recommended Capital Plan of \$51.688 million provides funding for Health and Safety projects of \$0.798 million; Legislated projects of \$0.200 million; State of Good Repair (SOGR) projects of \$34.435 million, and Service Improvement projects of \$16.255 million.

Health and Safety

- The *Horse Place* project funding of \$0.275 million will provide for reinforcement of the building structure.
- The *Other Buildings* project has been allocated \$0.523 million to fund ongoing improvements to the grounds security and surveillance system.

Legislated

- The *Building Waste Management System* project has funding of \$0.200 million to add recycling equipment to meet and maintain the City target of 80% recycling. It will also enhance Exhibition Place recycling strategy, increasing efficiency of operations and decreasing costs.

State of Good Repair (SOGR); Health and Safety and Legislated Projects

- The *Coliseum Complex* project of \$2.330 million is intended to correct structural and building envelope deficiencies and will start in 2015.
- The *Direct Energy Centre* project provides \$8.835 million over the 10-year period to renovate the washrooms, resurface the floor in Halls A to D, replace the sectional roof, and replace the chiller/cooling tower exhaust.
- The *Better Living Centre* project provides funding of \$1.115 million for the capsulation of interior lead, under floor heating, electrical/IT infrastructure and replacement of an air handling unit.
- The *Parks, Parking Lots and Roads* project provides \$4.890 million over the 10-year period for SOGR work on Sidewalks, Pathways, Roads and Lots, including lighting retrofits, West Bailey Bridge retrofits and washroom upgrades. This is an ongoing project with cash flow funding provided annually to address these needs.
- The *Horse Palace* project of \$2.050 million provides funds to replace the east side roof and electrical equipment relocation, replace the radiant heat system and retrofit the lighting control and distribution panel upgrades.
- The *Queen Elizabeth Building* project of \$3.590 million will replace the roof of the theatre, replace roofs of executive offices, replace rooftop heating and cooling units, replace the roof at Exhibit Hall and retrofit the passenger elevator.
- The *Equipment* project of \$6.140 million provides funding to retrofit the public address systems, replace optic cable grounds wide, provide transformers, switchgears and circuit breakers, and expanding the building automation system. This is an ongoing project with cash flow funding provided annually to address these needs.
- The *Fire Alarm System* project of \$1.820 million provides funding to replace the fire alarm panel system in various buildings to comply with safety standards. Exhibition Place will fund \$0.280 million of this project within its debt target, and the additional required debt of

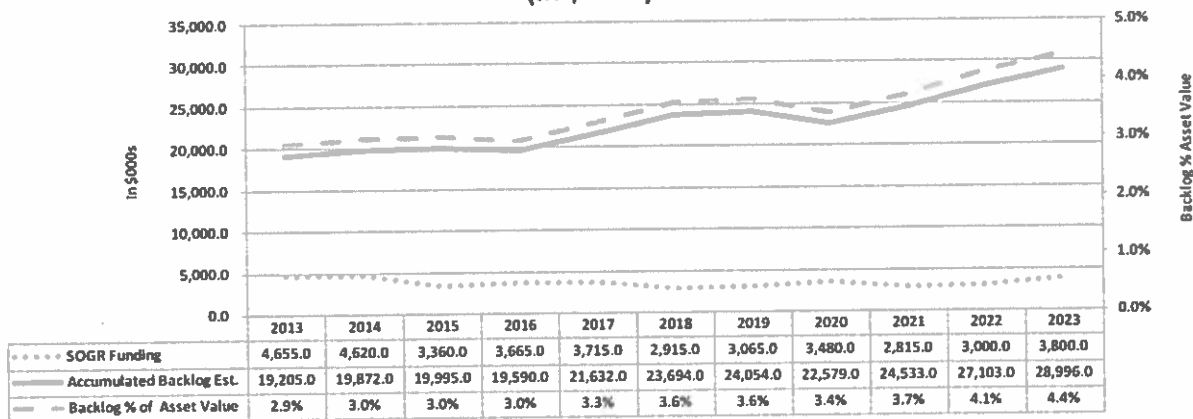
\$1.540 million is offset by the reduced debt in the project due to eligibility for application of development charge funding for the Pan Am 2015 Capital Plan.

Service Improvement Projects

- The *Parks, Parking Lots and Roads* project provides \$7.960 million for Service Improvements including completion of the Festival Plaza and construction of the Pan Am Splash Pad.
- The *National Soccer Stadium (BMO Field)* project provides \$3.770 million for building repairs and upgrades, funded from the Soccer Stadium Maintenance Reserve Fund (BMO Field). The building repairs and upgrades include seating, broken concrete, and replacement of wooden stairs with galvanized steel. This is an ongoing project with annualized funding provided from the annual contribution of \$0.400 million to the Soccer Stadium Maintenance Reserve Fund with contribution provided by the private operator in accordance with the Operating Agreement.
- The *District Energy System* project provides \$2.000 million to incorporate Exhibition Place equipment to supply heating and cooling to multiple buildings. District energy provides an additional revenue stream to Exhibition Place from sales to the HK Exhibition hotel while simultaneously increasing the operating efficiencies of Exhibition Place equipment. This project will be funded with recoverable debt from the City, which Exhibition Place will repay with the savings generated by the project.
- The *Pan Am 2015 Infrastructure Technical, Security and Building Paging Upgrades* project provides \$1.500 million to upgrade technical, plant, security backbone and building paging infrastructure to address functional and operational issues, having a positive effect for the Pan Am games event. Additional debt funding is recommended for Exhibition Place as it is offset by equivalent amounts in the Pan Am 2015 Capital Plan arising from the application of Development Charge funding to eligible projects.

State of Good Repair (SOGR) Backlog

SOGR Funding & Backlog
(In \$000s)



The 10-Year Recommended Capital Plan dedicates \$18.275 million to SOGR spending in the first five years of the Capital Plan and \$16.160 million over the last five years which on average is \$3.443 million annually.

- Exhibition Place’s strategy is to maintain its buildings and infrastructure in a state of good repair with 67% of the recommended Capital funds allocated to *State-Of-Good-Repair* projects specifically.
- Exhibition Place places priority on maintaining the Direct Energy Centre as a Class "A" facility.
- 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. These structures have historical and cultural significance. Many of these buildings were constructed before modern energy conservation, lighting, and heating standards were developed.
- Exhibition Place continues to assess buildings and perform yearly inspections and audits on the grounds to determine need and avoid health and safety implications for employees, clients and visitors.
- The total replacement cost for all buildings and structures at Exhibition Place was estimated at \$659.343 million at the end of 2013.
- The state of good repair backlog was decreased substantially from 2009 to 2012 as the Program spent \$19.9 million on SOGR capital work, assisted by \$17.730 million funding by the Infrastructure Stimulus Fund in 2010.
- The 2013 year-end State of Good Repair Backlog is valued at \$19.205 million or 2.9% of the asset replacement value and is projected to increase by \$9.791 to \$28.996 million or 4.4% of total asset value by 2023.

- SOGR Backlog includes the requirements for all current buildings, facilities and roads and parking lots and is not broken out into asset categories.

**SOGR Backlog by Building Category
(In \$000s)**

Total	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Accumulated Backlog Est. (yr end)	19,872	19,995	19,590	21,632	23,694	24,054	22,579	24,533	27,103	28,996
Backlog % Asset Value	3.0%	3.0%	3.0%	3.3%	3.6%	3.6%	3.4%	3.7%	4.1%	4.4%
Asset Value	659,343	659,343	659,343	659,343	659,343	659,343	659,343	659,343	659,343	659,343

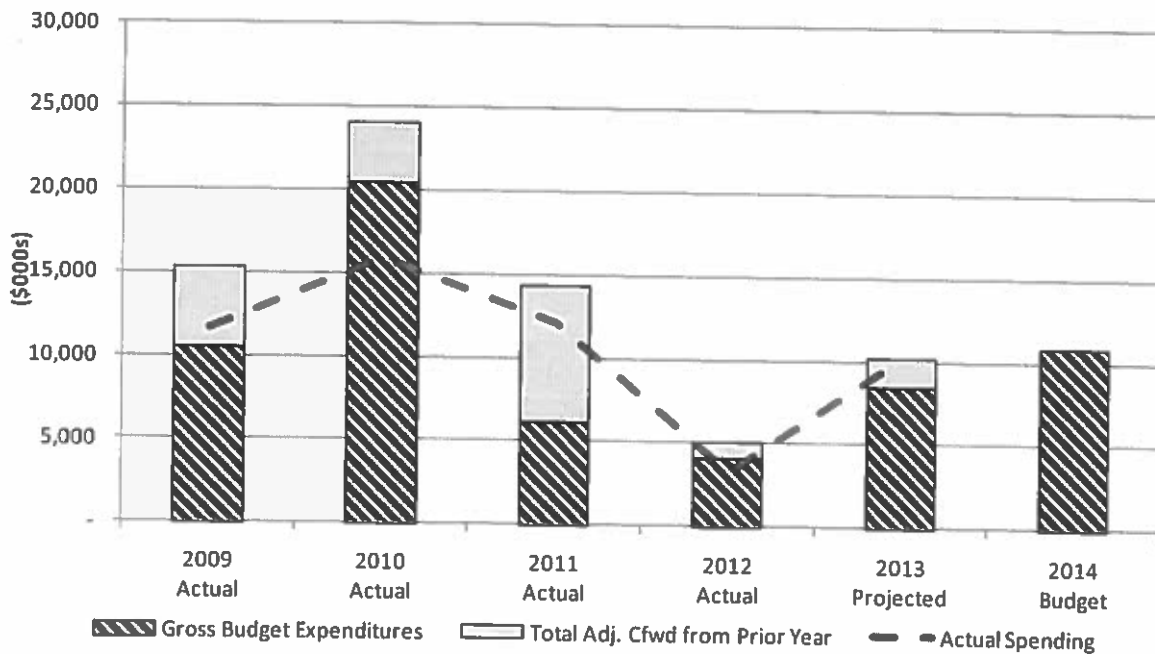
Building Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Automotive Building	306	556	656	606	856	906	1,056	756	1,056	1,156
Better Living Centre	1,657	1,557	1,726	2,228	2,038	2,325	1,600	1,990	2,228	2,469
Coliseum Complex	6,335	6,518	6,492	6,112	7,746	7,807	7,807	8,294	8,769	9,136
Direct Energy Centre	(1,180)	(1,424)	(1,760)	(76)	(269)	20	(82)	1,965	3,882	4,711
Food Building	1,146	1,320	1,320	1,403	1,571	1,602	1,628	1,628	903	903
General Services Bldg	2,523	2,545	2,743	2,687	2,717	2,557	2,642	2,653	2,691	2,699
Horse Palace	4,101	4,397	4,699	5,486	5,615	4,883	4,024	3,593	4,017	4,357
Press Building	485	485	485	550	592	592	592	392	439	447
Princes' Gates	150	-	-	150	-	50	-	200	-	-
Queen Elizabeth Bldg	4,349	4,041	3,229	2,486	2,828	3,312	3,312	3,062	3,118	3,118
Accumulated Backlog Est. (yr end)	19,872	19,995	19,590	21,632	23,694	24,054	22,579	24,533	27,103	28,996

10-Year Capital Plan: Impact on the Operating Budget

- There are no operating impacts from the 2014-2023 Capital Plan for Exhibition Place.
- There are no new temporary positions requested for Capital Project Delivery.

Capacity to Spend

**Capacity to Spend – Budget vs. Actual
(In \$000s)**

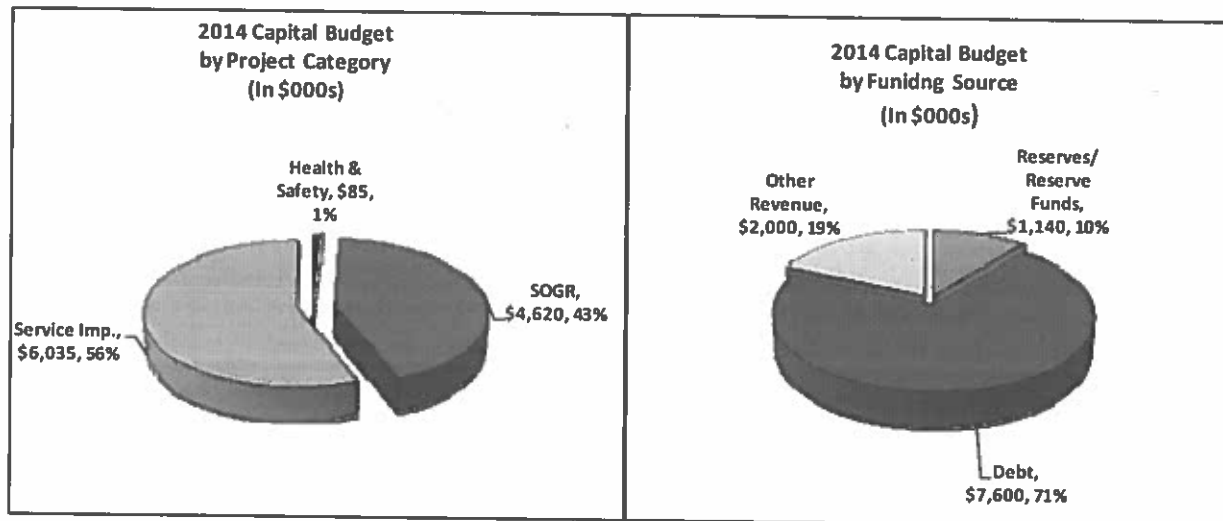


Year	Approved Budget	Spent	Spending Rate
	\$000s		
2013	10,076	10,076	100.0%
2012	5,039	3,306	65.6%
2011	14,234	12,024	84.5%
2010	23,991	15,897	66.3%
2009	15,288	11,696	76.5%
Average 2009 - 2013	13,726	10,600	77.2%
Average 2009 - 2012	14,638	10,731	73.3%

- The average capital spending over the last 4 years, 2009 to 2012 is projected to be 73.3%
- Exhibition Place spent 84.5% of its 2011 Operating Budget in 2011 and 65.6 % in 2012.
- Spending in 2010 was 66.3%, due to *Green Energy Initiatives and Special Projects* under-spent by \$5.85 million as 3rd party funds were not forthcoming and 8 Federal government Infrastructure Stimulus Fund (ISF) projects totaling \$21.7 million. Capital expenditure for these projects totaled \$13.4 million or 61.7% to the 2010 approved cash flow.
- In 2011 Unfunded Green Energy were removed from the 10-Year Capital Plan and included in S7 projects, which can be added to the 10-Year Plan once funding was secured. Federal government Infrastructure Stimulus Fund (ISF) projects were completed in 2011, with Exhibition Place achieving 84.5% spending.
- Capital spending is projected to reach \$10.076 million or 100% of its 2013 Capital Budget by year-end. All Capital projects proceeded as planned during the nine months ending September 30, 2013.
- Exhibition Place has completed planning and design for the new 2014 projects, after a review of the recommended projects, it has been determined that Exhibition Place has the ability to proceed with the spending of the 2014 Recommended Capital Budget.

IV: 2014 RECOMMENDED CAPITAL BUDGET

2014 Capital Budget by Project Category and Funding Source



Note: Excludes carry forward funding

The 2014 Recommended Capital Budget, excluding funding carried forward from 2013 to 2014, requires new 2014 cash flow funding of \$10.740 million.

- State of Good Repair projects account for \$4.620 million or 43.0% of the 2014 Recommended Capital Budget's project allocations and include \$1.800 million for the Washroom Renovation at the Direct Energy Centre, and \$1.820 for the Fire Alarm System Panel Replacement in various buildings.
- Health and Safety projects represent \$0.085 million or 0.8% of the 2014 Recommended Capital Budget and project expenditures include improvements to the grounds security and surveillance system.
- Service Improvement projects amount to \$6.035 million and represent 56.2% of the 2014 Capital Budget's projects and include \$1.445 for the Festival Plaza Development, \$0.500 for the construction of the Pan Am Splash Pad, \$2.000 million for the District Energy System and \$1.500 million for the Pan Am 2015 technical, security and building paging infrastructure upgrades.
- The 2014 Capital Budget for Exhibition Place is funded primarily from debt, which accounts for 70.8% or \$7.600 million of total funding. This is above the debt affordability guideline of \$4.560 million set for this Program in 2014. However, \$3.040 of this debt increase is offset by an equivalent amount in the Pan Am 2015 Capital Plan due to the application of Development Charge funding for eligible projects, thereby reducing debt requirements for the Capital Plan.
- Reserve funded projects account for \$1.140 million or 10.6% of the 2014 Capital Budget including \$0.390 million from the Soccer Stadium Maintenance Reserve Fund for repairs and upgrades at BMO Field, \$0.500 million from the Conference Centre Reserve Fund for urgent

washroom renovations at the Direct Energy Centre and \$0.250 from the Major Special Events Reserve Fund for the construction of the Pan Am Splash Pad.

**2014 Recommended Cash Flow & Future Year Commitments
(In \$000s)**

	2012 & Prior Year Carry Forward	2013 Previously Approved Cash Flow Commitments	2014 New Cash Flow Rec'd	2014 Total Cash Flow Rec'd	2013 Carry Forwards	Total 2014 Cash Flow (Incl 2013 C/Fwd)	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Cost
Expenditures																
Previously Approved		3,800		3,800		3,800										3,800
Change in Scope			350	350		350										350
New			4,120	4,120		4,120										4,120
New w/Future Year			2,470	2,470		2,470	715	-	-	-	-	-	-	-	-	3,185
Total Expenditure		3,800	6,940	10,740		10,740	715									11,455
Financing																
Debt		1,300	6,300	7,600		7,600	715	-	-	-	-	-	-	-	-	8,315
Other		2,000		2,000		2,000										2,000
Reserves/Res Funds		500	640	1,140		1,140										1,140
Development Charges Provincial/Federal																
Total Financing (including carry forward funding)		3,800	6,940	10,740		10,740	715									11,455

Exhibition Place’s 2014 Recommended Capital Budget is \$10.740 million, and provides \$3.800 million for previously approved projects already underway.

Approval of the 2014 Recommended Capital Budget will result in future year commitment of \$0.715 million in 2015.

The following projects are included in the 2014 Recommended Cash Flow and Future Year Commitments:

- Washroom Renovations at the Direct Energy Centre, \$1.800 million;
- Festival Plaza Development, \$1.445 million;
- Splash Pad, \$0.500 million;
- State of Good Repairs on the Queen Elizabeth Building, \$0.450 million;
- State of Good Repairs on Equipment, \$0.400 million;
- Other Buildings Upgrades, \$0.435 million;
- District Energy System, \$2.000 million;
- BMO Field Building Upgrades, \$0.390 million;
- Pan Am 2015 Infrastructure Upgrades, \$1.500 million; and
- Fire Alarm System Replacement, \$1.820 million.

2014 Recommended Capital Project Highlights

2014 Recommended Capital Project Highlights
(In \$000s)

Project	Total Project Cost	2014	2015	2016	2017	2018	2014 - 2018	2019	2020	2021	2022	2023	2014 - 2023 Total
District Energy System	4,500	2,000					2,000						2,000
Pre-Engineering	150	150					150						1,250
Coliseum Complex	50	50					50						2,380
Direct Energy Centre	4,400	1,800					1,800						8,835
Better Living Centre	100	100					100						1,115
Parks, Parking Lots, Roads	2,210	1,495	715				2,210						12,350
Pan Am Splash Pad	500	500					500						500
Queen Elizabeth Building	450	450					450						3,590
Equipment	400	400					400						7,315
Other Buildings	85	85					85						773
BMO Field	390	390					390						3,770
Pan Am 2015 Infrastructure Upgrades	1,500	1,500					1,500						1,500
Fire Alarm System Replacement	1,820	1,820					1,820						1,820
Total (including carry forward funding)	16,555	10,740	715	-	-	-	11,455	-	-	-	-	-	47,198

The 2014 Recommended Capital Budget provides funding of \$10.740 to:

- Complete the District Energy System Project, \$2.000 million. This project will connect existing energy generation assets at Exhibition Place and supply heating, cooling and water heating to the proposed hotel development as well as to existing event facilities including the Ricoh Coliseum, Coliseum Complex, Direct Energy Centre, and Allstream Centre
- Upgrade technical, security backbone and building paging infrastructure, addressing current functional and operational issues at the Direct Energy Centre prior to the Pan Am 2015 Games.
- Replace the Fire Alarm System, \$1.820 million, which will allow the system to meet the Ontario Building Code requirements and ensure that the Direct Energy Centre is ready to host the 2015 Pan Am Games.
- Construct the Splash Pad for the 2015 Pan Am Games, \$0.500 million, which will be enjoyed by thousands of visitors to Exhibition Place during and after the Pan Am games and will make the western Exhibition grounds and attractive summer destination.
- Continue the SOGR for the Direct Energy Centre washroom renovations, \$1.800 million; Festival Plaza Development, \$1.495 million; Equipment Upgrades including Electrical Infrastructure and Building Automation System, \$0.400 million and BMO Field Building and equipment Upgrades including Portable Kiosks, \$0.390 million.

V: ISSUES FOR DISCUSSION

Key Program Issues

Pan Am Games Capital Funding

- In order to prepare Exhibition Place facilities for the Pan Am Games, 3 capital projects are recommended:
 - 1) The Pan Am Infrastructure upgrades project of \$1.500 million, which provides improvements to technical, security backbone and building paging infrastructure addressing current functional and operational issues at the Direct Energy Centre.
 - 2) The Fire Alarm System Panel Replacement project of \$1.820 million, which will ensure that the Fire Alarm System is updated to meet the current Ontario Building Code Requirements.
- As these key projects bring the Exhibition Place Capital expenditure over its debt target, the Pan Am Capital Plan's debt funding is reduced by an equivalent amount due to the application of Development Charge funding to eligible projects that account for the debt increase in the Capital Plan from 2014-2023, which will provide \$3.040 million for these Exhibition Place projects, including \$1.500 million for the Pan Am Infrastructure Upgrades project and \$1.540 million for the Fire Alarm Replacement project.
- Additionally, the construction of a Splash Pad for the Pan Am Games at a cost of \$0.500 million will leave a legacy for the residents of Toronto, making the western Exhibition grounds an attractive summer destination. This project will receive solo funding from the Major Special Events Reserve Fund.

Hotel Soil Contamination issue

- PGH (Princess Gates Hotel LLP) has notified Exhibition Place of its findings that the hotel construction site has hazardous and contaminated soils. The Board of Governors of Exhibition Place is responsible for disposing of these soils according to the lease agreement.
- Exhibition Place, as the owner of the land, is financially responsible for the disposal of the pre-existing contaminated and hazardous soil at the Hotel site. This could result in a financial impact in the range of range of \$2.000 million to \$5.000 million. This will be funded by project reallocations within the 2013 Capital Budget for \$1.728 million, the estimated 2013 operating surplus of \$0.700 million, as well as a withdrawal of up to \$2.572 million from the Conference Centre Reserve Fund, if necessary, to be repaid in the future.

Below the line Requests Special Projects (Better Living Centre, Coliseum Complex)

- Exhibition Place has identified 2 additional capital projects that has not been funded and presently remain "below the line". These total \$59.500 million, including the Better Living Centre Basement Extension for Parking, \$1.500 million; and the Coliseum Complex – Industry Building Renovations, \$45.250

Appendix 1

2013 Performance

2013 Key Accomplishments

In 2013, Exhibition Place accomplished the following:

- ✓ Completed the BMO Field Upgrades project for \$0.262 million, which includes equipment upgrades to POS and AV Booths, Portable Kiosks for Food and Beverage Services and various building repairs and upgrades.
- ✓ Continued implementation of the strategy for energy efficient capital upgrades for the non tenanted buildings.
- ✓ Applied for LEED EBOM Building Certification for Direct Energy Centre and secured grant from FCM (Federation of Canadian Municipalities).
- ✓ Adjusted budget for the soil remediation at the hotel construction site.
- ✓ Started construction of the District Energy System.

2013 Capital Variance Review

2013 Budget to Actual Comparison (In \$000s)

2013 Approved	Actuals as of Sept. 30, 2013 (3rd Quarter Variance)		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
10,076	2,275	22.6%	10,076	100.0%	-	0.0%

Capital expenditures for the period ended September 30, 2013 totalled \$2.275 million or 22.6% of its 2013 Approved Capital Budget of \$10.076 million. Capital spending is projected to reach \$10.076 million or 100% of its 2013 Approved Capital Budget by year-end. The rate of spending for up to the third quarter of 2013 and the projected year-end spending is attributed to the following projects:

- The *Better Living Centre* project's capital expenditures totalled \$0.028 million representing 100% of the 2013 approved cash flow of \$0.028 million during the nine months ended September 30, 2013. The project was completed. The project provided state-of-good-repair work on the building, including interior lead capsulation, as well as replacement of transformers and lighting fixtures.
- The *BMO Field* project's capital expenditures totalled \$0.325 million representing 54.8% of the 2013 approved cash flow of \$0.594 million during the nine months ended September 30, 2013. Capital spending is projected to reach \$0.594 million or 100% by year-end. This project provided various equipment upgrades to the POS inventory management system,

accounting software, food and beverage fixtures, and some building repairs and upgrades. Further building repairs and upgrades are scheduled to be completed by year-end.

- The *Equipment* project's capital expenditures totalled \$0.496 million representing 33.2% of the 2013 approved cash flow of \$1.495 million during the nine months ended September 30, 2013. Capital spending is projected to reach \$1.495 million or 100% by year-end. This project provided the funding for automation systems, replacing fibre optic cable, various electrical infrastructure and PBX for shows, and building waste management systems.
- The *Parking Lots and Roads* project's capital expenditures totalled \$0.145 million or 9.4% of the 2013 approved cash flow of \$1.547 million during the nine months ended September 30, 2013. Capital spending is projected to reach \$1.547 or 100% by year-end. This project provided funding for work on sidewalks, pathways, roads and parking lots and will be re-allocated to address the disposal of contaminated soil from hotel excavations.
- The *Direct Energy Centre* project's capital expenditures totalled \$1.071 million or 32.8% of the 2013 approved cash flow of \$3.264 million during the nine months ended September 30, 2013. Capital spending is projected to reach \$3.264 million or 100% by year-end. The expenditures incurred as of September 30, 2013 are mainly related to washroom renovations.
- The *District Energy System* project's capital expenditures totalled \$0.018 million or 0.7% of the 2013 approved cash flow of \$2.500 million during the nine months ended September 30, 2013. Capital spending is projected to reach \$2.500 million or 100% by year-end. This project will connect existing energy generation assets at Exhibition Place and supply heating, cooling and water heating to the proposed hotel development as well as to existing event facilities including the Ricoh Coliseum, Coliseum Complex, Direct Energy Centre, and Allstream Centre.
- To fund the contaminated soil remediation at the hotel construction site with \$1.728 million from the 2013 Capital Budget, Exhibition Place has re-allocated unspent funds from its 2013 Capital Program Parks, Lots, Roads Project (Festival Plaza Development) as adopted by council on October 8, 2013 (Item EX34.24).

Appendix 2

10-Year Recommended Capital Plan Project Summary (In \$000s)

Project	2014 Budget	Plan									2014 - 2023	
		2015	2016	2017	2018	2019	2020	2021	2022	2023		
District Energy System	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Pre-Engineering	150	100	100	125	125	125	125	125	125	150	-	1,250
Coliseum Complex	50	500	580	870	-	175	205	-	-	-	-	2,380
Direct Energy Centre	1,800	435	995	405	750	600	250	600	1,250	1,750	-	8,835
Better Living Centre	100	100	-	-	190	-	725	-	-	-	-	1,115
Parks, Parking Lots, Roads	1,495	1,190	440	600	1,750	1,175	1,450	1,550	1,500	1,200	-	12,350
Pan Am Splash Pad	500	-	-	-	-	-	-	-	-	-	-	500
Horse Palace	-	-	-	-	100	875	875	475	-	-	-	2,325
Queen Elizabeth Building	450	500	950	1,050	300	-	-	340	-	-	-	3,590
Food Building	-	-	-	-	-	-	-	-	725	-	-	725
Equipment	400	1,000	850	750	950	865	400	550	400	1,150	-	7,315
Other Buildings	85	135	-	85	85	85	-	298	-	-	-	773
BMO Field	390	390	75	890	450	350	495	160	385	185	-	3,770
Allstream Conference Centre	-	-	-	-	-	-	400	-	-	300	-	700
General Services Building	-	275	-	65	-	200	-	-	-	-	-	540
Press Building Roof Replacement	-	-	-	-	-	-	-	200	-	-	-	200
Pan Am 2015 Infrastructure Upgrades	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Fire Alarm System Replacement	1,820	-	-	-	-	-	-	-	-	-	-	1,820
Total (Including carry forward funding)	10,740	4,625	3,990	4,840	4,700	4,450	4,925	4,298	4,385	4,735	-	51,688

Appendix 3

2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

CITY OF TORONTO
Gross Expenditures (\$000's)
Appendix 3 - 2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

Exhibition Place

Sub-Project No.	Project Name	Ward	Stat.	Cat.	Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By																	
					2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Development Reserves	Reserve from Current	Other 1	Other 2	Debt - Recoverable	Total Financing										
EXH00001 PRE-ENGINEERING PROGRAM																													
1	15	Var Bldgs - Study/Investigate/Design/Engineer	CW	S5	03	150	100	100	125	125	600	650	1,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,250	
Sub-total																													
EXH00007 COLISEUM COMPLEX																													
1	59	Structural Deficiencies	CW	S6	03	0	0	0	100	0	100	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	
3	72	Interior Walls, Ceilings & Finishes	CW	S6	03	0	0	0	0	0	0	380	380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	380	
2	73	Building Envelope Deficiencies (Industry Building)	CW	S6	03	0	500	560	770	0	1,850	0	1,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,850	
4	76	Air Curtain (Industry Building)	CW	S4	04	50	0	0	0	0	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	
Sub-total																													
EXH000525 DIRECT ENERGY CENTRE (formerly NTC)																													
7	56	Chiller/Cooling Tower Exhaust	CW	S6	03	0	0	595	155	150	900	700	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,600	
1	60	New Floor Resurfacing in Halls A to D	CW	S6	03	0	0	0	0	500	500	1,050	1,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,550	
1	62	Washrooms Renovation	CW	S2	03	1,800	0	0	0	0	1,800	0	1,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,800	
2	64	Replace 5 Retrofit Various Loading dock Ramps	CW	S6	03	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	
3	65	Roof Sectional Replacement	CW	S6	03	0	0	0	0	0	0	750	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750	
8	66	Boilers Retrofit & Overhaul	CW	S6	03	0	0	0	0	0	0	750	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750	
9	67	Transformers Retrofit & Overhaul	CW	S6	03	0	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500	
4	68	Replace Damaged Sections of Movable Hufcore Wall	CW	S6	03	0	185	0	0	0	185	400	585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	585
5	70	Retrofit Salons & Interior Equipment for 101 & 110	CW	S6	03	0	150	150	0	0	300	0	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300
6	71	Retrofit Salons & Interior Equipment for 102 & 106	CW	S6	03	0	0	150	150	0	300	0	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300
10	72	Floor Ports Rebuilding	CW	S6	03	0	100	100	100	100	400	100	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500
Sub-total																													
EXH0006 BETTER LIVING CENTRE																													
3	53	Under Floor Heating	CW	S6	03	0	0	0	0	0	0	225	225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	225
2	60	Air Handling Unit Replacement	CW	S6	03	0	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500
1	61	Interior Lead Capsulation	CW	S5	03	100	100	0	0	0	200	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Sub-total																													
8,835																													
8,335																													

CITY OF TORONTO

Expenditures (\$000's)

Appendix 3 - 2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

Exhibition Place

Sub-Project No.	Project Name	Ward Stat. Cat.	Current and Future Year Cash Flow Commitments								Current and Future Year Cash Flow Commitments Financed By													
			2014	2015	2016	2017	2018	2014-2018	2019-2023	2014-2023	Total	Provincial Grants and Subsidies	Federal Development Charges	Reserve Funds	Capital from Current	Other 1	Other 2	Debt Recoverable	Total Financing					
			100	100	0	0	190	390	725	1,115														
4	62 Electrical Infrastructure	CW S6 03	0	0	0	0	190	190	0	190	0	0	0	0	0	0	0	190	0	190	0	1,115	0	1,115
Sub-total			100	100	0	0	190	390	725	1,115	0	0	0	0	0	0	0	1,115	0	1,115	0	1,115	0	1,115
PARKS, PARKING, LOTS AND ROADS																								
7	37 West Bailey Bridge Investigation & Retrofit	CW S6 03	0	0	0	0	0	0	300	300	0	0	0	0	0	0	0	300	0	300	0	300	0	300
6	60 Washroom Trailers Retrofit	CW S6 03	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0	200	0	200	0	200	0	200
1	69 Festival Plaza Development	CW S5 04	1,445	715	0	0	950	3,110	4,350	7,460	0	0	0	0	0	0	0	7,460	0	7,460	0	7,460	0	7,460
3	74 Street & Parking Lots Lighting Retrofit	CW S6 03	0	475	100	300	300	1,175	1,000	2,175	0	0	0	0	0	0	0	2,175	0	2,175	0	2,175	0	2,175
5	75 Washroom Upgrades (Exterior)	CW S6 03	0	0	250	150	0	440	440	440	0	0	0	0	0	0	0	440	0	440	0	440	0	440
4	76 Sidewalks, Pathways, Roads & Lots	CW S5 03	50	0	50	150	500	750	1,025	1,775	0	0	0	0	0	0	0	1,775	0	1,775	0	1,775	0	1,775
2	77 Splash Pad	CW S4 04	500	0	0	0	0	500	500	500	0	0	0	0	0	0	0	500	0	500	0	500	0	500
Sub-total			1,995	1,190	440	600	1,750	5,975	6,875	12,850	0	0	0	0	0	0	0	12,850	0	12,850	0	12,850	0	12,850
HORSE PALACE																								
2	22 East Side Roof Replacement & PV Temp Relocation	CW S6 03	0	0	0	0	0	0	1,375	1,375	0	0	0	0	0	0	0	1,375	0	1,375	0	1,375	0	1,375
6	28 Lighting Control & Distribution Panel Retrofit	CW S6 03	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0	200	0	200	0	200	0	200
3	35 Restore Washrooms	CW S6 03	0	0	0	0	100	100	100	100	0	0	0	0	0	0	0	100	0	100	0	100	0	100
1	41 Reinforce Bldg Structure for Seismic Requirement	CW S6 01	0	0	0	0	0	0	275	275	0	0	0	0	0	0	0	275	0	275	0	275	0	275
4	42 Modernize Freight Elevator & Replace Piston	CW S6 03	0	0	0	0	0	0	75	75	0	0	0	0	0	0	0	75	0	75	0	75	0	75
5	43 Radon Heat Replacement	CW S6 03	0	0	0	0	0	0	300	300	0	0	0	0	0	0	0	300	0	300	0	300	0	300
Sub-total			0	0	0	0	100	100	2,225	2,325	0	0	0	0	0	0	0	2,325	0	2,325	0	2,325	0	2,325
QUEEN ELIZABETH BUILDING																								
3	31 Replace Exterior Sealant, Masonry & Concrete Retrofit	CW S6 03	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0	200	0	200	0	200	0	200
1	32 Replace Roofs at Executive Offices	CW S3 03	350	0	0	0	0	350	350	350	0	0	0	0	0	0	0	350	0	350	0	350	0	350
4	35 Replace Rooftop Heating & Cooling Units in Hall	CW S5 03	100	100	0	0	0	200	200	200	0	0	0	0	0	0	0	200	0	200	0	200	0	200
2	47 Replace Roof at Theatre	CW S6 03	0	0	950	550	300	1,800	1,800	1,800	0	0	0	0	0	0	0	1,800	0	1,800	0	1,800	0	1,800
1	48 Replace Roof at Theatre	CW S6 03	0	400	0	0	0	400	400	400	0	0	0	0	0	0	0	400	0	400	0	400	0	400

CITY OF TORONTO

gross Expenditures (\$000's)

Appendix 3 - 2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

Exhibition Place

Sub-Project No.	Project Name	Ward Stat. Cat.	Current and Future Year Cash Flow Commitments								Current and Future Year Cash Flow Commitments Financed By										
			2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Funds	Capital from Current	Other 1	Other 2	Debt - Recoverable	Total Financing	
1 2	NATIONAL SOCCER STADIUM (BMO FIELD)	CW S4 04	60	0	0	0	0	0	60	0	60	0	0	0	0	0	0	0	0	60	
3 5	Equipment Upgrades - POS & AV Booths	CW S4 04	40	0	0	0	0	0	40	0	40	0	0	0	0	0	0	0	0	40	
2 8	Portable Kiosks & Various - F & B Services	CW S4 04	290	390	75	890	450	2,095	1,575	3,670	0	0	0	0	3,670	0	0	0	0	3,670	
	Building Repairs/Upgrades	CW S5 04	390	390	75	890	450	2,195	1,575	3,770	0	0	0	0	3,770	0	0	0	0	3,770	
	Sub-total																				
1 8	ALLSTREAM (CONFERENCE) CENTRE	CW S6 03	0	0	0	0	0	0	550	550	0	0	0	0	0	0	0	550	0	550	
2 9	Huffcore Wall Replacement	CW S6 03	0	0	0	0	0	0	150	150	0	0	0	0	0	0	0	150	0	150	
	Heat Pump Replacement	CW S6 03	0	0	0	0	0	0	700	700	0	0	0	0	0	0	0	700	0	700	
	Sub-total																				
4 10	GENERAL SERVICES BUILDING	CW S6 03	0	0	0	0	0	0	75	75	0	0	0	0	0	0	0	75	0	75	
2 12	New Emergency Generator	CW S6 03	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	50	0	50	
1 13	High Roof Replacement	CW S6 03	0	0	0	65	0	65	75	140	0	0	0	0	0	0	0	140	0	140	
3 14	Accessibility Retrofit	CW S6 03	0	275	0	0	0	275	0	275	0	0	0	0	0	0	0	275	0	275	
	Combined Passenger/Freight Elevator	CW S6 03	0	275	0	65	0	340	200	540	0	0	0	0	0	0	0	540	0	540	
	Sub-total																				
1 7	PRESS BUILDING	CW S6 03	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0	200	0	200	
	Roof Replacement	CW S6 03	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0	200	0	200	
	Sub-total																				
1 2	PAN AM 2015	CW S4 04	1,500	0	0	0	0	1,500	0	1,500	0	0	0	0	0	0	0	1,500	0	1,500	
	Infrastructure: Technical/Security/Building Paving	CW S4 04	1,500	0	0	0	0	1,500	0	1,500	0	0	0	0	0	0	0	1,500	0	1,500	
	Sub-total																				
0 1	FIRE ALARM SYSTEM	CW S4 03	1,820	0	0	0	0	1,820	0	1,820	0	0	0	0	0	0	0	1,820	0	1,820	
	Fire Alarm System Panel Replacement in Various Bldgs	CW S4 03	1,820	0	0	0	0	1,820	0	1,820	0	0	0	0	0	0	0	1,820	0	1,820	
	Sub-total																				
	Total Program Expenditure		10,740	4,625	3,990	4,840	4,700	28,895	22,793	51,688	0	0	0	0	4,520	0	0	2,000	45,168	0	51,688

CITY OF TORONTO
Gross Expenditures (\$'000)

Appendix 3 - 2014 Recommended Capital Budget; 2015 to 2023 Capital Plan

Exhibition Place

Sub-Project No.	Project Name	Ward Stat. Cat.	Current and Future Year Cash Flow Commitments and Estimates							Current and Future Year Cash Flow Commitments and Estimates Financed By								
			2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Development Charges	Reserve Funds	Capital from Current	Other1	Other2	Debt - Recoverable	Total Financing
	Reserve Funds (Ind. XR- Rel.)		1,140	390	75	890	450	2,945	1,575	4,520	0	0	0	0	0	0	0	4,520
	Other2 (External)		2,000	0	0	0	0	2,000	0	2,000	0	0	0	0	0	0	0	2,000
	Debt		7,600	4,235	3,915	3,950	4,250	23,950	21,218	45,168	0	0	0	0	0	0	45,168	45,168
	Total Program Financing		10,740	4,625	3,990	4,840	4,700	28,895	22,793	51,688	0	0	0	0	2,000	45,168	0	51,688

- Financed By:
- S2 Prior Year (With 2014 and/or Future Year Cashflow)
 - S3 Prior Year - Change of Scope 2014 and/or Future Year Cost-Cashflow)
 - S4 New - Stand-Alone Project (Current Year Only)
 - S5 New (Ongoing or Phased Projects)
 - S6 New - Future Year (Commencing in 2015 & 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

2014 Recommended Cash Flow and Future Year Commitments

CITY OF TORONTO

Investment Expenditures (\$000's)

Appendix 4 - 2014 Recommended Cash Flow and Future Year Commitments

Exhibition Place

Sub-Project No.	Project Name	Ward Stat. Cat.	Current and Future Year Cash Flow Commitments					Current and Future Year Cash Flow Commitments Financed By						Total Financing							
			2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Development Charges	Reserve Funds		Capital from Current	Other 1	Other 2	Debt Recoverable	Debt		
91	Grounds Security Surveillance System Card Access/CCTV	CW S5 01	85	0	0	0	0	85	0	85	0	85	0	0	0	0	0	0	0	85	85
	Sub-total		85	0	0	0	0	85	0	85	0	85	0	0	0	0	0	0	0	85	85
	Green Energy Initiatives		2,000	0	0	0	0	2,000	0	2,000	0	2,000	0	0	0	0	2,000	0	0	0	2,000
	Sub-total		2,000	0	0	0	0	2,000	0	2,000	0	2,000	0	0	0	0	2,000	0	0	0	2,000
	NATIONAL SOCCER STADIUM (BMO FIELD)		60	0	0	0	0	60	0	60	0	60	0	0	0	0	0	0	0	0	60
	Equipment Upgrades - POS & AV Booths	CW S4 04	40	0	0	0	0	40	0	40	0	40	0	0	0	40	0	0	0	0	40
	Sub-total		40	0	0	0	0	40	0	40	0	40	0	0	0	40	0	0	0	0	40
	Building Repairs/Upgrades	CW S5 04	290	0	0	0	0	290	0	290	0	290	0	0	0	290	0	0	0	0	290
	Sub-total		290	0	0	0	0	290	0	290	0	290	0	0	0	290	0	0	0	0	290
	PAN AM 2015		390	0	0	0	0	390	0	390	0	390	0	0	0	390	0	0	0	0	390
	Infrastructure, Technical/Security/Building Paving	CW S4 04	1,500	0	0	0	0	1,500	0	1,500	0	1,500	0	0	0	0	0	0	0	1,500	1,500
	Sub-total		1,500	0	0	0	0	1,500	0	1,500	0	1,500	0	0	0	0	0	0	0	1,500	1,500
	FIRE ALARM SYSTEM		1,820	0	0	0	0	1,820	0	1,820	0	1,820	0	0	0	0	0	0	0	1,820	1,820
	Fire Alarm System Panel Replacement in Various Blogs	CW S4 03	1,820	0	0	0	0	1,820	0	1,820	0	1,820	0	0	0	0	0	0	0	1,820	1,820
	Sub-total		1,820	0	0	0	0	1,820	0	1,820	0	1,820	0	0	0	0	0	0	0	1,820	1,820
	Total Program Expenditure		10,740	715	0	0	0	11,455	0	11,455	0	11,455	0	0	0	1,140	0	0	2,000	8,315	11,455

CITY OF TORONTO
Gross Expenditures (\$000's)

Appendix 4 - 2014 Recommended Cash Flow and Future Year Commitments

Exhibition Place

Sub-Project No.	Project Name	Ward Stat. Cat.	Current and Future Year Cash Flow Commitments and Estimates					Current and Future Year Cash Flow Commitments and Estimates Financed By												
			2014	2015	2016	2017	2018	Total 2014-2018	Total 2019-2023	Total 2014-2023	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Funds	Reserve from Current	Capital from Other 1	Other 2	Debt - Recoverable Debt	Total Financing
	Reserve Funds (Ind. XR* Rel.)		1,140	0	0	0	0	1,140	0	1,140	0	0	0	0	1,140	0	0	0	0	1,140
	Other2 (External)		2,000	0	0	0	0	2,000	0	2,000	0	0	0	0	0	0	2,000	0	0	2,000
	Debt		7,600	715	0	0	0	8,315	0	8,315	0	0	0	0	0	0	0	0	8,315	0
	Total Program Financing		10,740	715	0	0	0	11,455	0	11,455	0	0	0	1,140	0	2,000	0	8,315	0	11,455

- Status Code**
- S2 Prior Year (With 2014 and/or Future Year Cashflow)
 - S3 Prior Year - Change of Scope 2014 and/or Future Year Cost-Cashflow)
 - S4 New - Stand-Alone Project (Current Year Only)
 - 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

2014 Recommended Capital Project with Financing Details



CITY OF TORONTO

Appendix 5 - 2014 Recommended Capital Project with Financing Details

Exhibition Place
Sub-Project Summary

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2014 Cash Flow	Financing							Debt - Recoverable											
					Provincial Grants Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital From Current	Other 1		Other 2	Debt									
9	EXH290 <u>QUEEN ELIZABETH BUILDING</u>																						
1	32 Replace Roofs at Executive Offices	1/1/2013	12/31/2014	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	35 Replace Rooftop Heating & Cooling Units in Hall	1/1/2014	12/31/2015	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Project Sub-total:			450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	450	
10	EXH260 <u>PARKS, PARKING LOTS AND ROADS</u>																						
1	69 Festival Plaza Development	1/1/2014	12/31/2023	1,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,445
2	77 Splash Pad	1/1/2014	12/31/2014	500	0	0	0	0	250	0	0	0	0	0	0	0	0	0	0	0	0	0	250
4	76 Sidewalks, Pathways, Roads & Lots	1/1/2014	12/31/2023	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
	Project Sub-total:			1,995	0	0	0	0	250	0	0	0	0	0	0	0	0	0	0	0	0	0	1,745
16	EXH906136 <u>Green Energy Initiatives</u>																						
1	31 District Energy System	1/1/2013	12/31/2014	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Project Sub-total:			2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Program Total:			10,740	0	0	0	0	1,140	0	0	0	0	0	0	0	0	0	0	0	0	0	7,600

Status Code Description
 S2 Prior Year (With 2014 and/or Future Year Cashflow)
 S3 Prior Year (Change of Scope 2014 and/or Future Year Cost-Cashflow)
 S4 New Stand-Alone Project (Current Year Only)
 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 6

2014 Reserve / Reserve Fund Review (In \$000s)

Reserve/Reserve Fund Review - Program Specific

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2013 *	Contributions / (Withdrawals)											2014-2023 Total Contributions / (Withdrawals)
			2014 Rec'd Budget	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan		
Soccer Stadium Maintenance Reserve Fund XR-3601	Beginning Balance as of Jan. 1, 2013	496	496	506	516	841	351	301	351	256	496	511		
	Contributions / (Withdrawals)													
	BMO Field		(390)	(390)	(75)	(890)	(450)	(350)	(495)	(160)	(385)	(185)	(3,770)	
	Total Withdrawals		(390)	(390)	(75)	(890)	(450)	(350)	(495)	(160)	(385)	(185)	(3,770)	
	Contributions / Interest		400	400	400	400	400	400	400	400	400	400	4,000	
Total Reserve Fund Balance at Year-End		496	506	516	841	351	301	351	256	496	511	726		

* Based on the 3rd Quarter Variance Report

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2013 *	Contributions / (Withdrawals)											2014-2023 Total Contributions / (Withdrawals)
			2014 Rec'd Budget	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan		
Exhibition Place Conference Centre Reserve Fund XR-3019	Beginning Balance as of Jan. 1, 2013	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	
	Contributions / (Withdrawals)													
	Direct Energy Washrooms		(500)										(500)	
	Total Withdrawals		(500)										(500)	
	Contributions / Interest		500										500	
Total Program Contributions / (Withdrawals)			-										-	
Total Reserve Fund Balance at Year-End		1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	-	

* Based on the 3rd Quarter Variance Report which states \$3.634 million as 2013 Year-End balance

2013 Year-End includes estimated Soil Remediation withdrawal of \$2.400 million as per latest estimate

Reserve/Reserve Fund Review – Corporate

Reserve / Reserve Fund Name	Project / SubProject Name and Number	Projected Balance as at Dec 31, 2013 *	Contributions / (Withdrawals)											2014-2023 Total Contributions / (Withdrawals)
			2014 Rec'd Budget	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan		
Major Special Events Reserve Fund XR1218	Beginning Balance as of Jan. 1, 2013	12,180	12,180	5,409	644	350	350	350	350	350	350	350	350	
	Contributions / (Withdrawals)													
	Splash Pad		(250)										(250)	
	Total Withdrawals		(250)										(250)	
	Contributions / Interest													
Total Program Contributions / (Withdrawals)			(250)										(250)	
Other program / Agency Net Withdrawals and Contributions			(6,520)	(4,766)	(294)								(11,579)	
Total Reserve Fund Balance at Year-End			5,409	644	350	350	350	350	350	350	350	350	(11,829)	

* Based on the 3rd Quarter Variance Report

