

Toronto 2018 BUDGET



CAPITAL BUDGET NOTES



Exhibition Place

2018 2027 CAPITAL BUDGET AND PLAN OVERVIEW

Exhibition Place is responsible for the 192-acre site, with an asset value of \$819.300 million in historical costs, with 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 10-Year Preliminary Capital Budget and Plan of \$107.8 million 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*, *Energare Centre*, and *Queen Elizabeth Building*.

The 10-Year Preliminary Capital Plan also includes funding for the construction of a sky bridge between the *Beanfield Centre* (formerly Allstream Centre) and the new hotel on the grounds, which is a key element in the business plan for both the hotel and Beanfield Centre.

CONTENTS

Overview

1. 10-Year Preliminary Capital Plan [5](#)
2. Issues for Discussion [17](#)

Appendices

1. 2017 Performance [23](#)
2. 2018 Preliminary Capital Budget [24](#)
3. 2018 Preliminary Capital Budget; 2019 - 2027 Capital Plan [25](#)
4. 2018 Cash Flow and Future Year Commitments [34](#)
5. 2018 Preliminary Capital Budget with Financing Detail [38](#)
6. Reserve / Reserve Fund Review N/A

CONTACTS

Program:

Diane Young

Chief Executive Officer

Tel: (416) 263-3611

Email: dyoung@explace.on.ca

Corporate:

Judy Skinner

Manager, Financial Planning

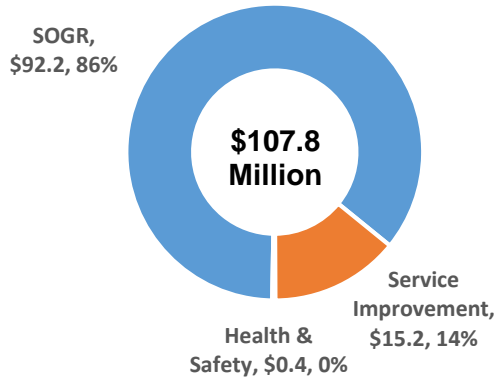
Tel: (416) 397-4219

E-Mail: Judy.Skinner@toronto.ca

CAPITAL SPENDING AND FINANCING

Where the money goes:

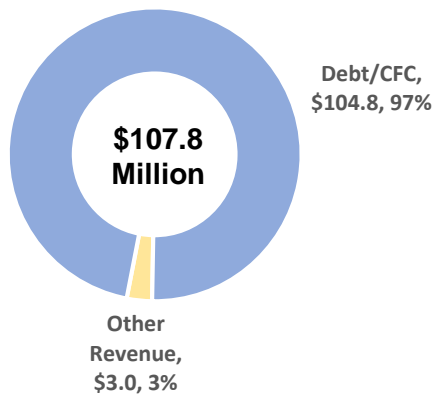
**2018 - 2027 Preliminary Capital Budget and Plan
By Project Category**



The 2018 - 2027 Preliminary Capital Budget and Plan totalling \$107.758 million provides funding of:

- \$92.221 million to continue the State of Good Repair projects such as maintenance work at the Coliseum Complex, Enercare Centre, Better Living Centre, Horse Palace, Queen Elizabeth Building, Food Building, Beanfield Centre, General Services, Press and Other Buildings; and replacement of various equipment, road and communication infrastructure
- \$15.184 million to Service Improvements projects such as the construction of a bridge to connect the Hotel X to the Beanfield Centre, storm water management work for the Parks, Parking Lots and Roads and installation of LED lighting to the Enercare Centre.
- \$0.353 million in a Health & Safety project to improve the security of the grounds and surveillance system.

By Funding Source



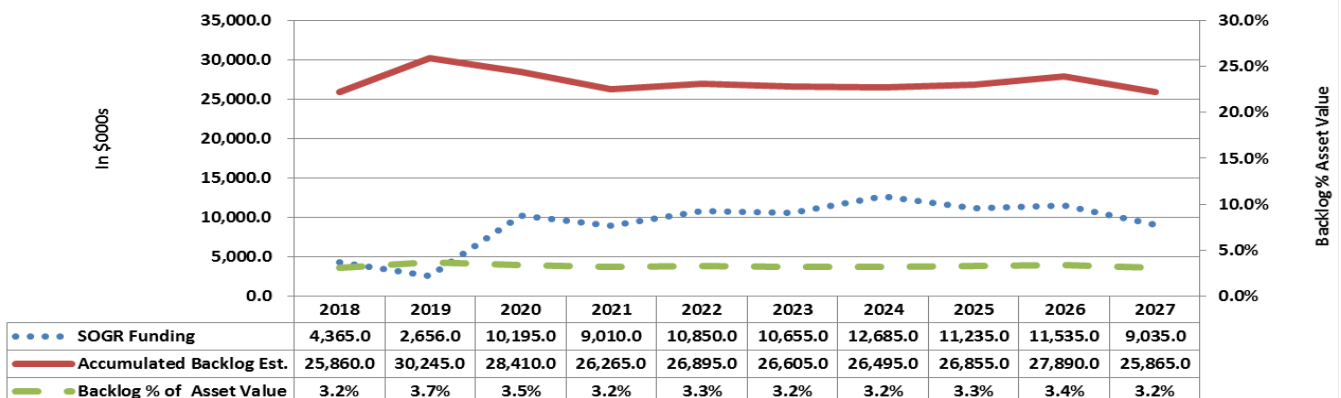
Where the money comes from:

The 10-Year Preliminary Capital Plan requires:

- Debt funding of \$104.808 million (97%), reflecting an increase in debt funding of \$7.545 million above the 2017-2026 debt funding total to increase investment in Exhibition Place priorities.
- Other Revenue of \$2.950 million (3%) recovered according to the agreement with the tenant of the Food Building.

State of Good Repair Backlog

The 10-Year Preliminary Capital Plan spending on State of Good Repair is \$92.221 million which will help stabilize the backlog at 3.2% of asset replacement value over the 2018-2027 period.



OUR KEY ISSUES & PRIORITY ACTIONS

- **Addressing the State of Good Repair Backlog** estimated at \$25.860 million is anticipated to grow to \$25.865 million by 2026.
 - ✓ The 10-Year Preliminary Capital Plan includes funding of \$92.221 million for SOGR funding to mitigate some of the growth in the accumulated backlog primarily for the Enercare Centre and the Coliseum Complex.

- **Resolution of the delay of the Beanfield Centre Bridge** as heritage preservation considerations have arisen over the wall where the bridge is to be connected.
 - ✓ The 10-Year Preliminary Capital Plan includes funding of \$2.789 million in 2019 for the construction of the bridge connecting the Beanfield Centre and Hotel X.



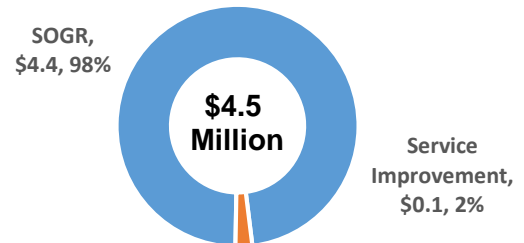
2018 CAPITAL BUDGET HIGHLIGHTS

The 2018 Preliminary Capital Budget for Exhibition Place of \$4.465 million, excluding carry forward funding, will fund:

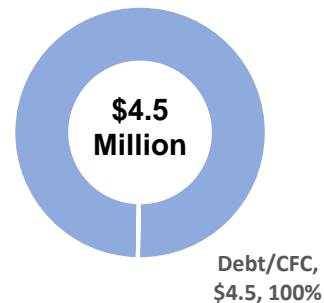
- State of good repair work for:
 - ✓ Enercare Centre Chiller Replacement and Retrofitting of cooling towers (\$2.355 million);
 - ✓ Restoration of Fire Hall Tower Clock and restoration of Public Art (\$0.175 million)
 - ✓ Retrofitting of street and parking lots lighting (\$0.985 million);
 - ✓ Buildings pre-engineering program (\$0.125 million)
 - ✓ Roof replacement at Exhibit Hall of Queen Elizabeth Building (\$.325 million)
 - ✓ Replacement of fibre optic cables and Building Automation Systems (\$0.400 million)

- Service Improvements to the Festival Plaza to improve storm water management (\$0.100 million)

2018 Preliminary Capital Budget By Project Category



By Funding Source



Actions for Consideration

Approval of the 2018 Preliminary Capital Budget as presented in these notes requires that:

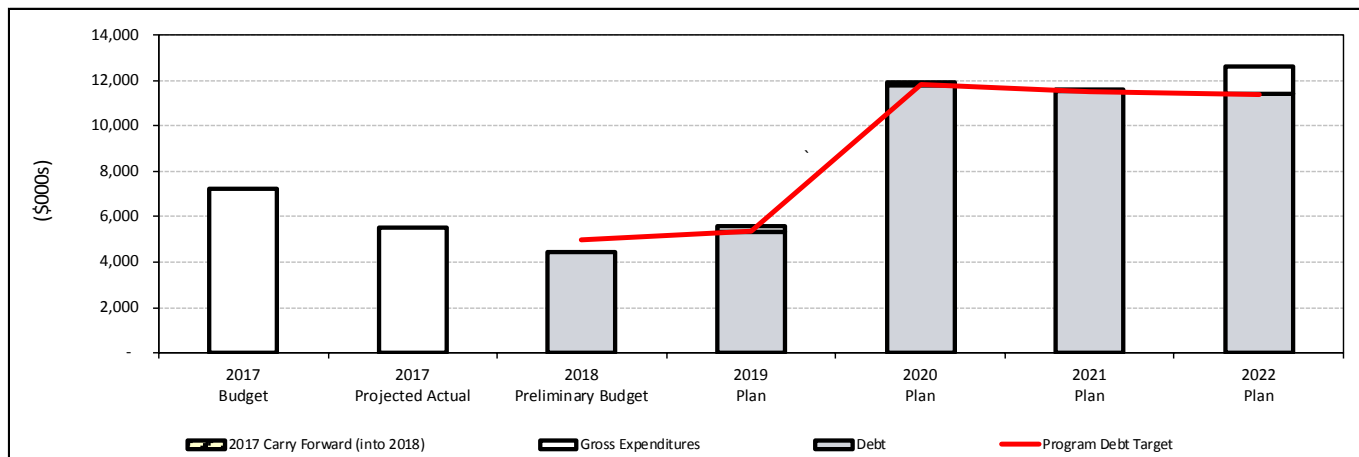
1. City Council approve the 2018 Capital Budget for Exhibition Place with a total project cost of \$4.465 million, and 2018 cash flow of \$4.465 million and future year commitments of \$2.789 million comprised of the following:
 - a) New Cash Flow Funds for:
 - i. 17 new / change in scope sub-projects with a 2018 total project cost of \$4.465 million that requires cash flow of \$4.465 million in 2018.
 - ii. 2 previously approved sub-projects with carry forward funding from 2016 requiring council to reapprove the commitment for a 2019 cash flow of \$2.789 million.
2. City Council approve the 2019 – 2027 Preliminary Capital Plan for Exhibition Place totalling \$103.293 million in project estimates, comprised of \$5.595 million for 2019; \$11.930 million for 2020; \$11.628 million for 2021; \$12.615 million for 2022; \$11.985 million for 2023; \$13.435 million for 2024; \$12.235 million for 2025; \$11.935 million in 2026; and \$11,935 million in 2027.



Part 1

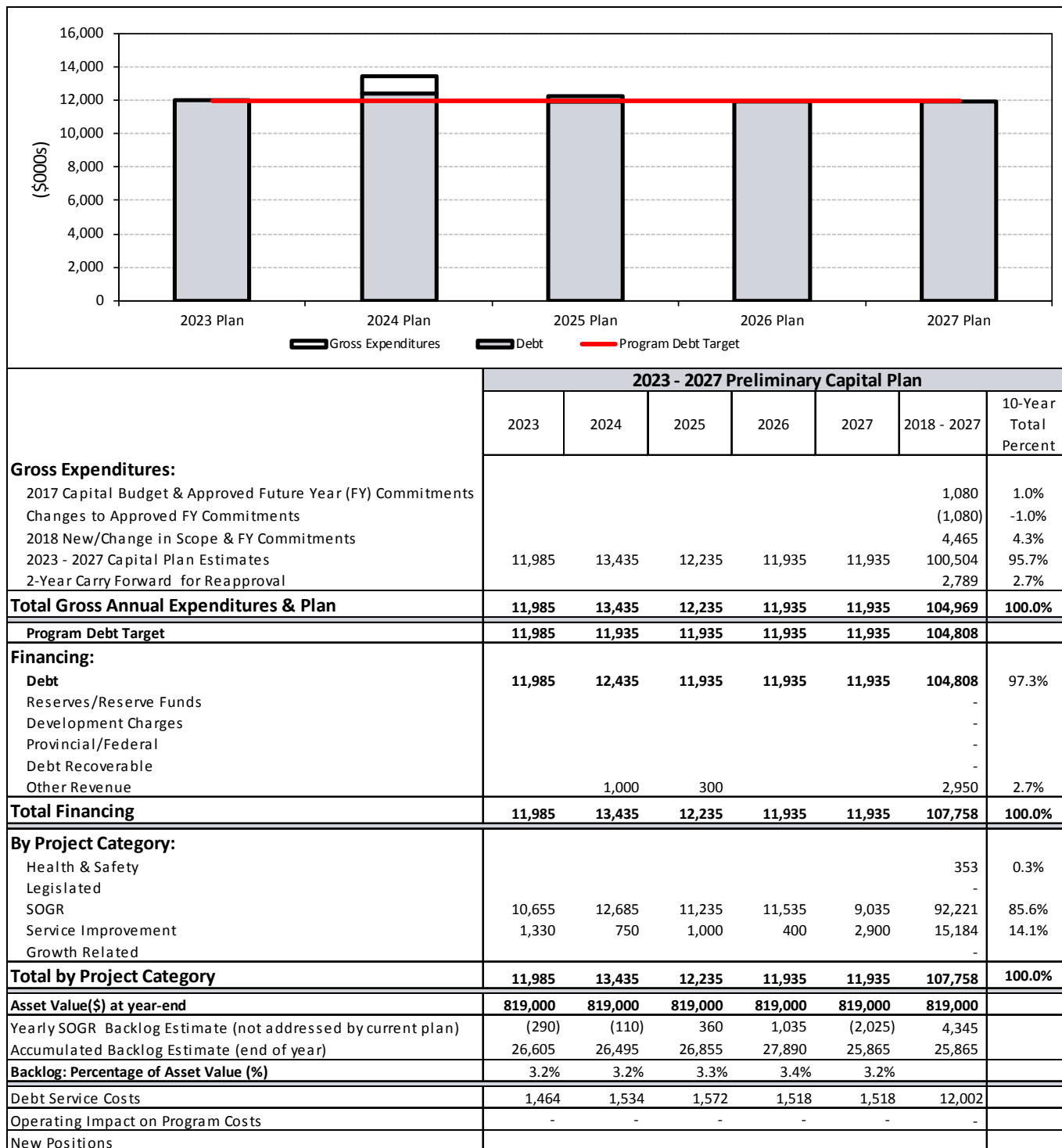
10-Year Preliminary Capital Plan

**Table 1a
10-Year Capital Plan
2018 Preliminary Capital Budget and 2019 - 2022 Capital Plan**



2018 Preliminary Capital Budget and 2019 - 2022 Capital Plan									
	2017		2018	2019	2020	2021	2022	2018 - 2022	5-Year Total Percent
	Budget	Projected Actual							
Gross Expenditures:									
2017 Capital Budget & Approved Future Year (FY) Commitments	7,207	5,498	1,080					1,080	2.3%
Changes to Approved FY Commitments			(1,080)					(1,080)	-2.3%
2018 New/Change in Scope & FY Commitments			4,465					4,465	9.7%
2019 - 2022 Capital Plan Estimates				2,806	11,930	11,628	12,615	38,979	84.3%
2-Year Carry Forward for Reapproval				2,789				2,789	6.0%
1-Year Carry Forward to 2018									
Total Gross Annual Expenditures & Plan	7,207	7,207	4,465	5,595	11,930	11,628	12,615	46,233	100.0%
Program Debt Target			4,965	5,345	11,820	11,538	11,415	45,083	
Financing:									
Debt			4,465	5,345	11,820	11,538	11,415	44,583	96.4%
Reserves/Reserve Funds									
Development Charges									
Provincial/Federal									
Debt Recoverable									
Other Revenue				250	110	90	1,200	1,650	3.6%
Total Financing	-	-	4,465	5,595	11,930	11,628	12,615	46,233	100.0%
By Project Category:									
Health & Safety					85	268		353	0.8%
Legislated									
SOGR			4,365	2,656	10,195	9,010	10,850	37,076	80.2%
Service Improvement			100	2,939	1,650	2,350	1,765	8,804	19.0%
Growth Related									
Total by Project Category	-	-	4,465	5,595	11,930	11,628	12,615	46,233	100.0%
Asset Value (\$) at year-end	819,000	819,000	819,000	819,000	819,000	819,000	819,000	819,000	
Yearly SOGR Backlog Estimate (not addressed by current plan)			4,340	4,385	(1,835)	(2,145)	630	5,375	
Accumulated Backlog Estimate (end of year)	21,520		25,860	30,245	28,410	26,265	26,895	26,895	
Backlog: Percentage of Asset Value (%)	2.6%		3.2%	3.7%	3.5%	3.2%	3.3%		
Debt Service Costs			67	559	807	1,498	1,465	4,396	
Operating Impact on Program Costs			-	-	-	-	-	-	
New Positions									

Table 1b
10-Year Capital Plan
2023 - 2027 Preliminary Capital Plan

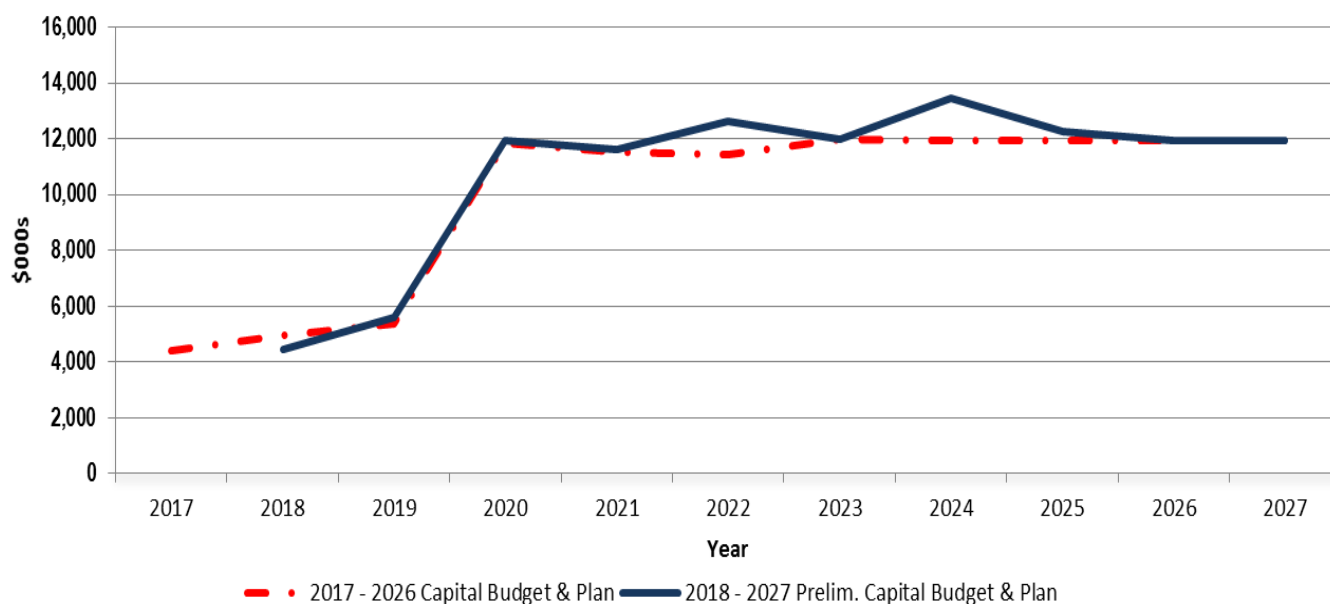


Key Changes to the 2017 - 2026 Approved Capital Plan

The 2018 Preliminary Capital Budget and the 2019 - 2027 Preliminary Capital Plan reflects an increase of \$10.495 million in capital funding from the 2017 - 2026 Approved Capital Plan.

The chart and table below provide a breakdown of the \$10.495 million or 10.8% increase in the Capital Program on an annual basis from 2017 - 2027.

Chart 1
Changes to the 2017 - 2026 Approved Capital Plan (In \$000s)



(\$000s)	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	10-Year Total
2017 - 2026	4,390	4,965	5,345	11,820	11,538	11,415	11,985	11,935	11,935	11,935		97,263
2018 - 2027		4,465	5,595	11,930	11,628	12,615	11,985	13,435	12,235	11,935	11,935	107,758
Change %		(10.1%)	4.7%	0.9%	0.8%	10.5%	0.0%	12.6%	2.5%	0.0%		10.8%
Change \$		(500)	250	110	90	1,200	0	1,500	300	0		10,495

As made evident in Chart 1 above, the \$10.495 million increase in the Capital Plan reflects the fact that the 2027 Capital Plan estimate of \$11.935 million is \$7.545 million higher than the 2017 Approved Capital Budget of \$4.390 million, as debt targets were increased starting in 2020.

The 10-Year Capital Plan also reflects the additional SOGR for the Food Building in 2019, 2020, 2021, 2022, 2024, and 2025 for a total of \$2.950 million. This additional funding is recoverable from the tenant, under the current agreement.

The additional \$0.500 million for the Greek Gods statues relocation, approved in 2017 to be included in the 2018 Capital Budget, has been moved forward to 2024.

As reflected in Table 2 on the following page, changes to the 2017 - 2026 Approved Capital Plan, specifically the \$2.950 million increase in capital funding over the nine common years of the Capital Plans (2018 – 2026) arises from tenant contributions according to the lease agreement, as well as deferral of the Greek Gods statues relocation to 2024.

A summary of project changes for the years 2018 - 2026 totalling \$85.014 million are provided in Table 2 below:

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

\$000s	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
2017 - 2026 Capital Budget & Plan	4,390	4,965	5,345	11,820	11,538	11,415	11,985	11,935	11,935	11,935	-
2018 - 2027 Preliminary Capital Budget & Plan	-	4,465	5,595	11,930	11,628	12,615	11,985	13,435	12,235	11,935	11,935
Capital Budget & Plan Changes (2018 - 2026)		(500)	250	110	90	1,200	-	1,500	300	-	

	Total Project Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026	2018 - 2026
Changes to Previously Approved Projects' Future Year Commitments											
<i>Beanfield Centre - Bridge</i>	3,000	(1,080)	2,789								1,709
<i>Greek Gods Relocation</i>	500	(500)						500			-
Sub-total Changes to Previously Approved Commitments		(1,580)	2,789	-	-	-	-	500	-	-	1,709
Changes to Previously Planned Project Estimates											
<i>Queen Elizabeth Building</i>		(250)	(780)								(1,030)
<i>Pre-engineering Program</i>											
<i>Enercare Centre</i>		1,740	(815)								925
<i>Parks, Parking Lots and Roads</i>		685	(130)								555
<i>M/E & Communication Infrastructure</i>		(150)	(90)								(240)
<i>Other Buildings</i>		125	100								225
<i>Coliseum Complex</i>		(1,070)	(1,324)								(2,394)
<i>Better Living Centre</i>											-
<i>Horse Palace</i>											-
<i>Food Building</i>			500	110	90	1,200		1,000	300		3,200
<i>General Services Building</i>											-
Sub-Total Changes to Planned Estimate		1,080	(2,539)	110	90	1,200	-	1,000	300	-	1,241
Total Changes	-	(500)	250	110	90	1,200	-	1,500	300	-	2,950

Significant Capital Project Changes in Exhibition Place:

Cash flow funding for the following previously approved capital projects have been adjusted based on historical spending rates, capacity and expected progress and completion of the projects, as outlined below:

Changes to Previously Approved Projects' Future Year Commitments

Deferrals/Accelerations:

- *Beanfield Centre Bridge* – To accommodate the two-year deferral of the construction of the bridge connecting Hotel X to the Beanfield Centre, arising from heritage presentation considerations, a list of planned projects which could be delivered immediately in 2017 were advanced and delivered. The remaining cash flow funding for the bridge, \$2.789 million, is now budgeted in 2019.
- *Greek Gods Relocation* – In the 2017 Capital Budget, a \$0.500 million debt funded project was approved, exceeding the affordability threshold, with 2018 cash flow to relocate the Greek Gods statues. As it has now been determined that the Greek Gods statues cannot be moved until 2024, the project has been deferred to that year.

Changes to Previously Planned Projects Estimates

Project Cost Decreases:

- *Queen Elizabeth Building* – The planned roof replacement project proceeded in 2017 and \$0.780 million was reduced from the 2019 planned estimate and accelerated to 2017 through an in-year adjustment, including \$0.330 million additional for the replacement of the roof and \$0.450 million for the replacement of the air handling unit. The 2018 cash flow funding of \$0.250 million was also reduced, as it is no longer required, resulting in an overall project cost reduction of \$1.030 million over the 2018 -2027 planning period.

- *M/E & Communication Infrastructure* –The program to replace transformers, switchgears, circuit breakers continues as well as the expansion of building automation systems and fibre optic cable on the grounds, although funding has been reduced for 2018 and 2019 by a total of \$0.240 million.
- *Coliseum Complex* – Over 2018 and 2019, SOGR work has been reduced by a total of \$2.394 million, as Exhibition Place now has a plan for a full renovation and upgrade to the building.

Deferrals/Accelerations

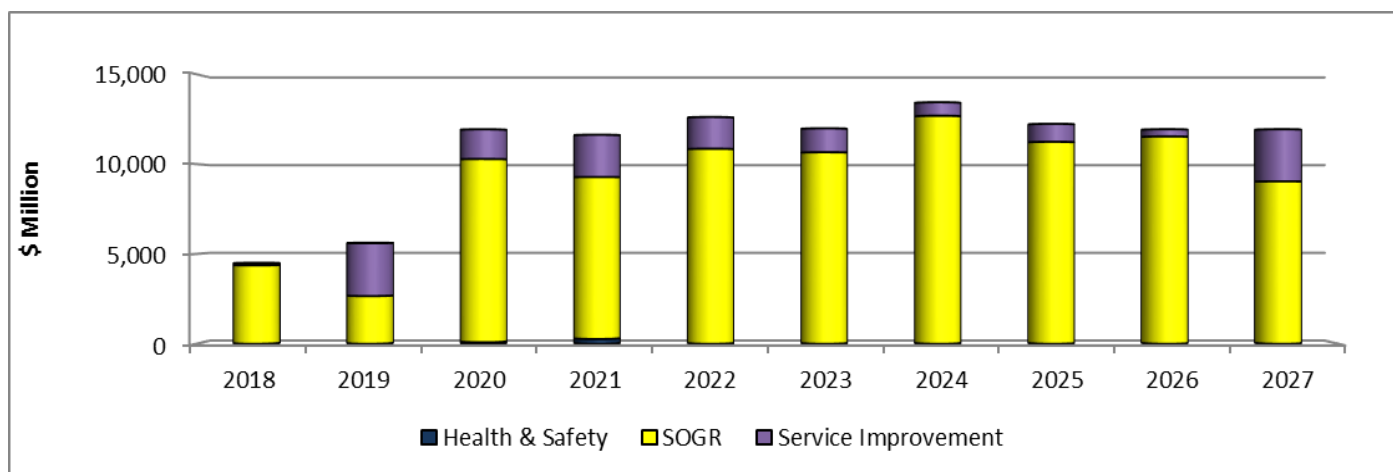
- *Energare Centre* –The replacement of fans and chiller was moved forward to 2017 through an in-year budget adjustment resulting in a \$0.815 million decrease to the 2019 cash flow. Over 2018 and 2019, funding has been increased by \$0.925 million to address other SOGR needs.
- *Parks, Parking Lots and Roads* –An additional \$0.555 million has been allocated to determine a Festival Plaza water runoff solution, sidewalk improvements, street lighting, and fountain retrofits through a \$0.685 million increase in 2018 and a \$0.130 million decrease in 2019.

Project Cost Increases:

- *Food Building* – The 10-Year Preliminary Capital Plan includes an increase to SOGR funding of \$3.200 million for a total of \$5.900 million. Of the \$5.900 million, \$2.950 million is recoverable from the tenant.
- *Other Buildings* – A \$0.225 million increase in funding has been included over 2018 and 2019 to support restoration work on the Fire Hall Tower, masonry repair to the Princes' Gates and restoration work on the public art and monument collection on site.

2018 – 2027 Preliminary Capital Plan

Chart 2
2018 – 2027 Preliminary Capital Plan by Project Category (In \$000s)



As illustrated in Chart 2 above, the 10-Year Preliminary Capital Plan for Exhibition Place of \$107.758 million provides 85.6% funding for State of Good Repair (SOGR) projects as priorities and 14.1% for Service Improvement projects. Health & Safety projects represent the remaining 0.3% of projects over the 10-year period.

- Over two-thirds of all cash flow funding, \$92.211 million, has been dedicated to State of Good Repair projects for various types of capital maintenance such as re-roofing, structural / building envelope, mechanical and electrical upgrades, site-work, retrofitting and renovations to ensure the safety and projections of the public.

- Cash flow funding of \$15.584 million has been dedicated to Service Improvement projects to fund;
 - The construction of the bridge to connect the Hotel X and the Beanfield Centre;
 - Enercare Centre's movable wall to create split rooms for events;
 - Festival Plaza's development and storm water management; and
 - Relocation of the Greek Gods.
- Health and Safety projects account for \$0.353 million with the majority of funding required in 2021 for the security surveillance system on the grounds.

Table 3 below details all capital projects, by category, included in the 2018 - 2027 Preliminary Capital Budget and Plan for Exhibition Place:

Table 3
2018 - 2027 Capital Plan by Project Category (In \$000s)

	Total App'd Cash Flows to Date*	2018 Budget	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	2027 Plan	2018 - 2027 Total	Total Project Cost
Total Expenditures by Category													
Health & Safety													
Other Buildings				85	268							353	
Sub-Total				85	268							353	-
State of Good Repair													
Pre-engineering Program	125	125	125	125	125	125	150	150	150	150	150	1,375	
Coliseum Complex			811	4,225	1,415	4,190	2,400	2,455	3,530	3,655	640	23,321	
Enercare Centre	1,075	2,355	565	1,465	2,950	3,385	6,980	7,430	3,670	6,780	5,295	40,875	
Better Living Centre				915					200		500	1,615	
Parks, Parking Lots and Roads	400	985	70	600	775	400	425	200	200	200	200	4,055	
Horse Palace	200		400	1,575			100		1,000		1,500	4,575	
Queen Elizabeth Building	2,150	325	325	950	540				950			3,090	
Food Building				500	220	2,400		2,000	600			5,900	
M/E & Communication Infrastructure	100	400	110	750	900	300	550	200	400	200	200	4,010	
Other Buildings	240	175	150	115	150	50	50	50	435	50	50	1,275	
Beanfield Centre				430	100							530	
General Services Building								200	100	500	500	1,300	
Press Building					300							300	
Sub-Total	4,290	4,365	3,056	11,370	7,435	10,850	10,655	12,685	11,235	11,535	9,035	92,221	-
Service Improvements													
Enercare Centre						690	280				400	1,370	
Parks, Parking Lots and Roads		100	150	1,650	2,350	1,075	1,050	250	1,000	400	2,500	10,525	
Beanfield Centre - Bridge	3,000		2,789									2,789	3,000
Special Projects	500							500				500	500
Sub-Total	3,500	100	2,939	1,650	2,350	1,765	1,330	750	1,000	400	2,900	15,184	3,500
Total Expenditures by Category (excluding carry forward)	7,790	4,465	5,995	13,105	10,053	12,615	11,985	13,435	12,235	11,935	11,935	107,758	3,500

*Life to Date approved cash flows are provided for multi-year capital projects with cash flow approvals prior to 2017, excluding ongoing capital projects (i.e. Civic Improvement projects)

2018 - 2027 Capital Projects

The 10-Year Preliminary Capital Plan is in keeping with Program's objective of maintaining SOGR by addressing aging infrastructure while achieving a higher level of service provided to its clients.

Health and Safety

- Major Health and Safety projects include:
 - *Other Buildings (\$0.353 million)* – Funding is required for ongoing improvements to the grounds security and surveillance system.

State of Good Repair (SOGR)

- SOGR projects account for \$531.105 million or 85.6% of the total 10-Year Preliminary Capital Plan's investments.
- The 10-Year Preliminary Capital Plan incorporates an investment of \$48.176 million dedicated to various SOGR project groupings that focus on required capital maintenance, including:
 - *Pre-engineering Program (\$1.375 million)* – Funding is provided 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 (\$23.321 million)* – Major projects funded include roof work, replacement of exhaust and air-handling systems, concrete slab replacement at the Industry Building, retrofit of the steam condensate piping systems, replacement of electrical bus ducts, emergency electrical distribution and installation of electrical lighting system;
 - *Enercare Centre (\$40.875 million)* – Funding will address the replacement of roofs, curtain walls, chillers, garage air make up units, plumbing fixtures and the retrofit of salons and cooling towers;
 - *Better Living Centre (\$1.615 million)* – Funding will replace roof top heating, cooling units, interior radiant unit heaters and tower retrofit;
 - *Parks, Parking Lots and Roads (\$4.055 million)* – Funding is included for sidewalks, pathways and roads, to mitigate deterioration and ensure AODA compliance, street and parking lots lighting retrofit, and fountain retrofit at various locations;
 - *Horse Palace (\$4.575 million)* - Funding is required for roof and radian heat replacement, washrooms restoration, lighting control, and modernization of the freight elevator;
 - *Queen Elizabeth Building (\$3.090 million)* – Major sub-projects include roof replacements at the Exhibit Hall and Theatre, replacement of air handling unit in Mechanical Room and replacement of the rooftop heating and cooling units for Exhibit Hall;
 - *Food Building (\$5.900 million)* – Funding will support the replacement of the roof, boilers, bus duct and switches.
 - *M/E & Communication Infrastructure (\$4.010 million)* – Funding is provided for ongoing maintenance of transformers, switchgears and circuit breakers, building automation system sub-project, and fibre optic cable replacement;
 - *Other Buildings (\$1.275 million)* – Funding is included to replace the Fire Hall Tower clock, upgrade the fire alarm panel, masonry work at Princess Gates and restoration of the Public Art & Monument collection;
 - *Beanfield Centre (\$0.530 million)* – Funding is allocated to replace the heat pump, huffcore wall and masonry retrofitting;

- *General Services Building (\$1.300 million)* – Funding is required to replace the high roof of the main building; and
- *Press Building (\$0.300 million)* – Funding is necessary to replace the roof at the Press Building.

Service Improvements

- Service Improvement projects amount to \$15.184 million or 14.1% of the total 10-Year Preliminary Capital Plan's expenditures.
 - *Energcare Centre (\$1.370 million)* – Funding will 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 to smaller groups.
 - *Parks, Parking Lots and Roads (\$10.525 million)* –The Festival Plaza redevelopment will be completed.
 - *Beanfield Centre (\$2.789 million)* –The installation of a sky bridge between the Beanfield Centre and the Hotel X will be completed in 2019.
 - *Greek Gods Relocation (\$0.500 million)* – The Greek God statues will be relocated from the current Muzik Club premises at the Horticulture Building to the Beanfield Centre in 2024.

2018 Preliminary Capital Budget and Future Year Commitments

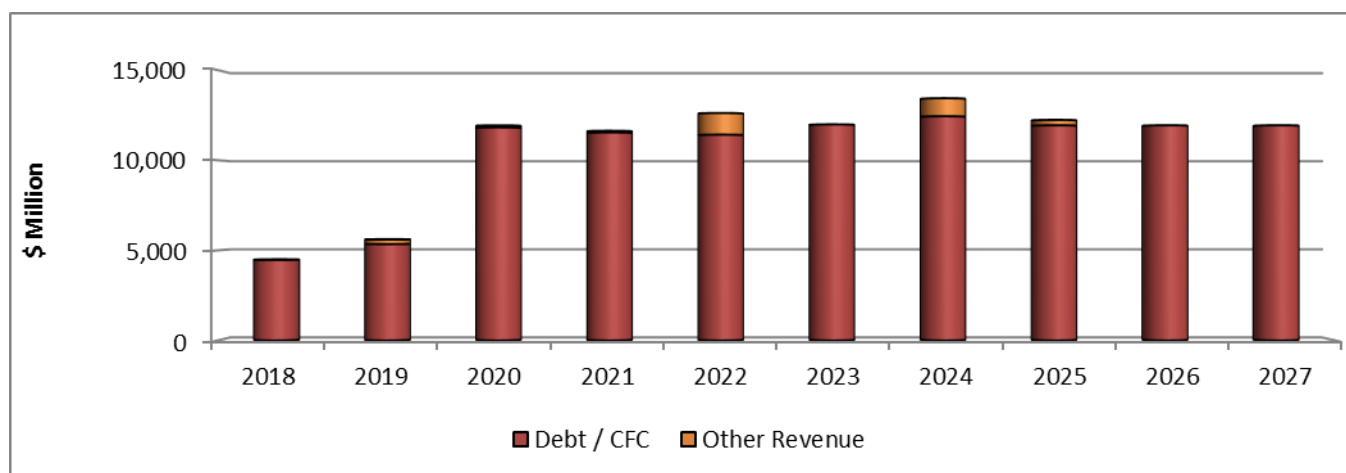
Included as a sub-set of the 10-Year Capital Plan is the 2018 Preliminary Capital Budget and Future Year Commitments, which consists of 2018 and future year cash flow funding estimates for projects previously approved by Council; and new projects which collectively, require Council approval to begin, continue or complete capital work.

Table 3a on the following page lists the capital projects to be funded by the 2018 Preliminary Capital Budget and associated Future Year Commitments for Exhibition Place:

Table 3a
2018 Cash Flow & Future Year Commitments (In \$000s)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total 2018 Cash Flow & FY Commits
Expenditures:											
New w/Future Year											
<i>Pre-engineering Program</i>	125										125
<i>Coliseum Complex</i>											-
<i>Enercare Centre</i>	2,355										2,355
<i>Bearfield Centre - Bridge</i>		2,789									2,789
<i>Parks, Parking Lots and Roads</i>	1,085										1,085
<i>Horse Palace</i>											-
<i>Queen Elizabeth Building</i>	325										325
<i>Food Building</i>											-
<i>M/E & Communication Infrastructure</i>	400										400
<i>Other Buildings</i>	175										175
<i>Special Projects</i>											-
<i>General Services Building</i>											-
Subtotal	4,465	2,789	-	-	-	-	-	-	-	-	7,254
Total Expenditure	4,465	2,789	-	-	-	-	-	-	-	-	7,254
Financing:											
Debt/CFC	4,465	2,789									7,254
Debt Recoverable											-
Other											-
Reserves/Res Funds											-
Development Charges											-
Provincial/Federal											-
Total Financing	4,465	2,789	-	-	-	-	-	-	-	-	7,254

Chart 3
2018 – 2027 Preliminary Capital Plan by Funding Source (In \$000s)



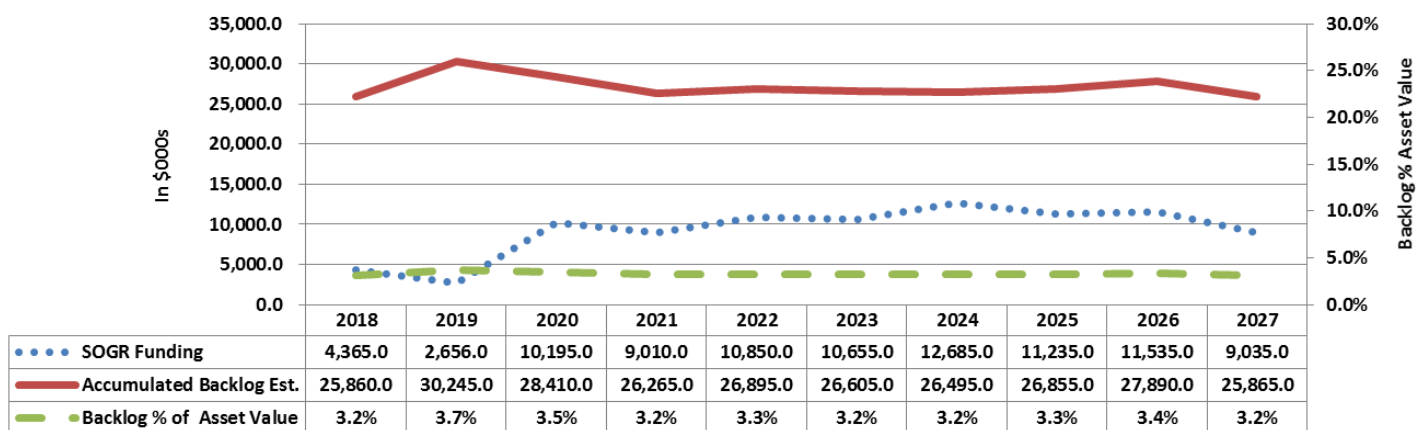
The 10-Year Preliminary Capital Plan of \$107.758 million will be financed by the following sources:

- Debt accounts for \$104.808 million or 97.3% of the financing over the 10-year period.

- The debt funding is meets the 10-year debt affordability guidelines of \$104.808 million allocated to this Program, although deferral of the Greek Gods statues relocation from 2018 to 2024 causes variances in those years.
- Other sources of funding, which account for \$2.950 million or 2.7% will be utilized for:
 - Food Building- \$2.950 million of SOGR work totalling \$5.900 million will be recoverable from the tenant and will be completed between 2019-2022, and 2024-2025.

State of Good Repair (SOGR) Backlog

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



The 10-Year Preliminary Capital Plan dedicates \$92.211 million to SOGR spending over the 10-year period, which on average is \$9.220 million annually.

- Exhibition Place is responsible for 192 acres including 9 buildings designated under the Ontario Heritage Act and an additional 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. Moreover, given their age and uniqueness, it is difficult to estimate a replacement value.
- At the end of 2017, Exhibition Place will have a state of good repair backlog estimated at \$21.520 million, representing 2.6% of the asset replacement value of \$819.000 million.
- As the City's priority is to maintain Exhibition Place's historic buildings and infrastructure, 85.6% of the funding in the 2018-2027 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 2019 - 2027 in the 10-Year Capital Plan's planning horizon, the backlog will begin to decrease from \$30.245 million or 3.7% in 2019 to \$25.865 million 3.2% of asset value by 2027.

- The SOGR backlog is driven by:
 - *Better Living Centre* – Replacement and upkeep on: expansion joints; podiums and sealer; masonry walls; fire alarm system; HVAC; hot and cold water piping; electrical distribution panels; and main switch gear.
 - *Horse Palace* – Replacement and upkeep on: slab on grade and 2nd floor concrete; roof assembly system; masonry walls, building HVAC and controls; water piping; electrical distribution panels; and exterior lighting.
 - *Q.E Building* – Replacement and upkeep on: exterior wall masonry and sealant; roof assembly system; interior finishes; passenger and freight elevators; HVAC system and heating, cooling, rooftop and radiation units; electrical equipment; and lighting and security systems.
 - *General Services Building* – Replacement and upkeep on: exterior masonry; roof assembly system; general building; emergency lighting; HVAC and boilers; accessibility; passenger and freight elevator; and emergency generator.

10-Year Capital Plan: Net Operating Budget Impact

The 10-Year Preliminary Capital Plan will not impact the 2018-2020 Net Operating Budgets as Exhibition Place will absorb any impacts and will not require any new capital project delivery positions for the delivery of capital works.



Part 2

Issues for Discussion

Issues Impacting the 2018 Capital Budget

Review of Capital Projects and Spending

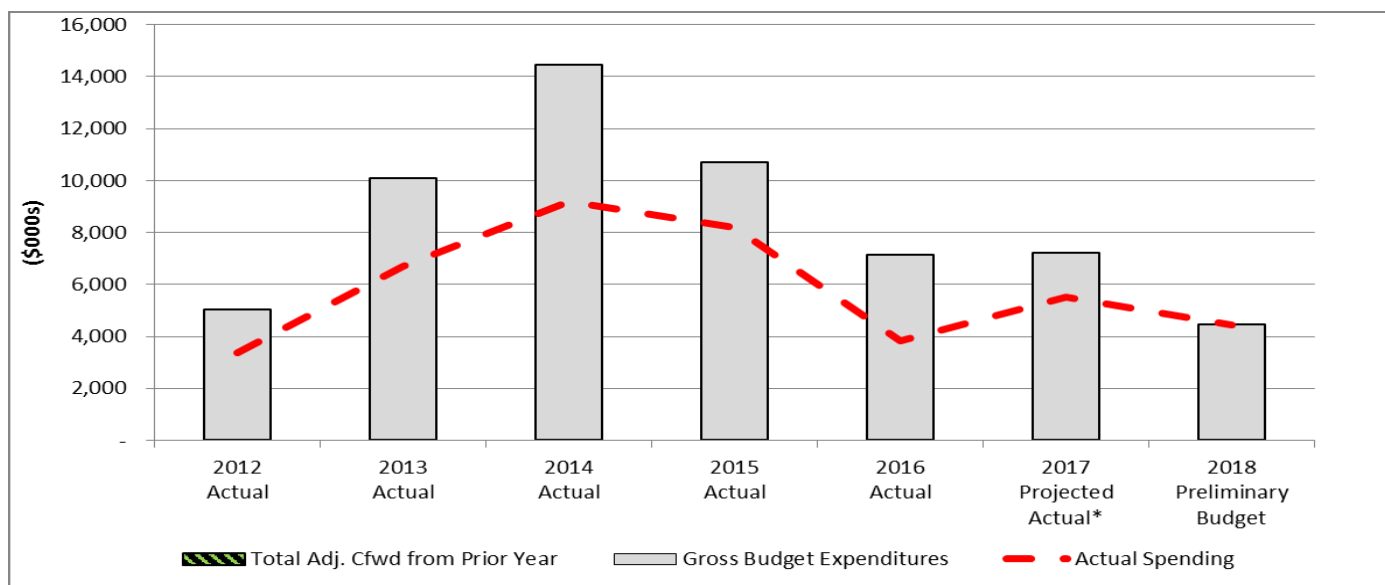
- City Council, at its meeting of May 25, 2017 considered the report entitled "2018 Budget Process – Budget Directions and Schedule EX25.18" and directed that City Programs and Agencies submit their 2018 – 2027 Capital Budget and Plans requiring that:
 - Annual cash flow funding estimates be examined to more realistically match cash flow spending to project activities and timing, especially in the first 5 years of the Capital Plan's timeframe.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.18>
- The 2018 – 2027 Preliminary Capital Budget and Plan for Exhibition Place has been established following a review of capital requirements based on the reprioritization of capital needs; a review of the Program's spending capacity and the readiness to proceed of planned projects; as well as the ability to reduce overall debt funding and/or leverage non-debt funding sources.
 - The 10-Year Preliminary Capital Plan includes the deferral of \$2.789 million of previously approved cash flow funding to 2019 based on project readiness and spending capacity by aligning to actual project timelines, and activities.
 - The 10-Year Preliminary Capital Plan's debt funding requirement of \$104.808 million meets debt affordability target over the 10-year planning period but as a result of the deferral of the Greek Gods statue relocation from 2018 to 2024, there are variances in those years.
 - Exhibition Place has had an average annual spending rate over the past five years 2012 – 2016 of 64.5%. Average spending rates over this period for SOGR projects is 66.9%.
- The following tables illustrates Exhibition Place's rate of spending from 2012 to 2016 as well as the projected year-end spending rate for 2017.

Chart 5
Capacity to Spend – Budget vs. Actual
(In \$000s)

Category	2012			2013			2014			2015			2016			Spending Rate 5 Year 2012-2016 Avg. %	2017		
	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %	Budget	Actual	Spending Rate %		Budget	Projected Actual *	Spending Rate %
Health & Safety	210	196	93.3%	199	188	94.5%	706	693	98.2%	470	197	41.9%	272	272	100.1%	83.3%	200	200	100.0%
Legislated	50	47	94.0%	53	53	100.0%				230	230	100.0%				99.1%			
SOGR	3,175	1,786	56.3%	6,419	5,542	86.3%	5,498	3,321	60.4%	4,695	3,496	74.5%	3,611	1,511	41.8%	66.9%	5,298	5,298	100.0%
Service Improvement	1,603	1,331	83.0%	3,404	913	26.8%	8,251	5,184	62.8%	5,319	4,277	80.4%	3,262	1,342	41.1%	59.7%	1,709	-	0.0%
Growth Related																			
Total	5,038	3,360	66.7%	10,075	6,696	66.5%	14,455	9,198	63.6%	10,714	8,200	76.5%	7,145	3,125	43.7%	64.5%	7,207	5,498	76.3%

* 2017 Projection based on the 2017 Q3 Capital Variance Report

- Factors contributing to the average 64.5% spend rate over the past five years include:
 - Projects deferred or cancelled, post-approval, based on business decisions or directives received. The Beanfield Centre Bridge delay is a large part of the spending rate not being higher as it accounts for \$3.000 million of Exhibition's 2017 Capital Budget.
 - Construction must be scheduled around shows and events within a limited window of opportunity for both indoor and outdoor construction.



Reporting on Existing Major Capital Projects: Status Update

In compliance with the Auditor General's recommendations, additional status reporting on all major capital projects is required in order to strengthen accountability, manage risks, improve controls and ensure successful implementation/completion of major capital projects. The following project has been reported on a quarterly basis during 2017:

The Beanfield Centre Bridge Project

Initial Approval Date	Total Project Cost (\$000s)		2017		2018	2019	Projection to End of Project	End Date		On Budget	On Time
	Approved	Life to Date Expenditures as at Dec 31, 2016	Budget	Year-End Projection*	Preliminary Budget	Plan		Planned	Revised		
2016	3,000	211	1,920	-	-	2,789	3,000	2018	2019	Ⓢ	Ⓢ

* Based on 2017 Q3 Capital Variance Report

On/Ahead of Schedule	Ⓢ	>70% of Approved Project Cost
Minor Delay < 6 months	Ⓜ	Between 50% and 70%
Significant Delay > 6 months	Ⓢ	< 50% or > 100% of Approved Project Cost

Project Scope:

- The *Beanfield Centre Bridge Project* will install a connecting bridge between the Beanfield Centre and the Hotel X to allow guests of the Hotel X to get to events at the Beanfield Centre without having to go outdoors.

Project Deliverables and Status:

- The *Beanfield Centre Bridge* is to be completed in 2019 after numerous delays outside of Exhibition Place's control.
 - The original delays were due to the delays in the construction and opening of the Hotel X.
 - The construction was delayed again in 2017 due to heritage considerations regarding the Beanfield Centre wall where the bridge is to be attached.

Project Challenges:

- The new completion date of 2019 is pending a resolution to the Heritage considerations concerning the treatment of the Beanfield centre wall in 2018.

Financial Update:

- As of December 31, 2017, spending for planning and design totalled \$0.211 million.
- The 2019 plan includes \$2.789 million re-budgeted because of the deferrals.

Issues Impacting the 10-Year Capital Plan

Unmet Needs

The "Unmet Capital Needs" identified by Exhibition Place, as noted in the table below, includes two projects – the Coliseum Complex Industry Renovations and the Electrical Underground High Voltage Utilities.

Unmet Needs – Projects Excluded due to Funding Constraints (In \$000s)

Project Description (In \$000s)	Total Project Expenditure	Non-Debt Funding	Debt Required	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Electrical Underground High Voltage Utilities	18,000.0		18,000.0		2,000.0	2,000.0	2,000.0	2,000.0	2,000.0	2,000.0	2,000.0	2,000.0	2,000.0
Coliseum Complex	65,000.0		65,000.0								20,000.0	45,000.0	
Total	83,000.0	-	83,000.0	-	2,000.0	2,000.0	2,000.0	2,000.0	2,000.0	2,000.0	22,000.0	47,000.0	2,000.0

- The "Unmet Capital Needs" identified above cannot be accommodated within the City's current debt affordability targets given the limitations on debt servicing costs and therefore not included in the 2018 - 2027 Capital Plan for Exhibition Place. The projects will be included on the list of unfunded "Capital Priorities" considered for funding in future budget process.
- 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, within the Exhibition Place site. These assets (cables, transformers and substations) are over 50 years old and have reached their end of life.
 - The assets were originally owned by Toronto Hydro Corporation (THC) but purchased by the Canadian National Exhibition Association in 1935 acting as an agent for the City. Since these assets are high voltage, all repairs must be done through the THC. Failure of the high voltage lines could result in substantial financial losses to Exhibition Place and commercial tenants on the grounds including Ontario Place which is also supported through this system.
 - 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. 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 \$2.000 million per year for 10 years starting in 2018 to allow for the replacement of these assets or until all the end of life services are replaced. The replacement of assets must be carried out in stages, and cannot be accelerated due to operational constraints.
 - Exhibition Place recently completed a RFP process to appoint a consultant. Exhibition Place is working with the consultant to determine the costs and detailed cash flows for this project.

- *Coliseum Complex – Industry Building Renovations*
 - The Industry Building, part of the Coliseum Complex, requires 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 has been available to fund these projects in previous years and both the windows and the roof are now being maintained at an annual operating cost.
 - Exhibition Place is currently looking for a partner to fully renovate and upgrade the building for future use in the trade & consumer shows purposes.
 - Exhibition Place has identified that \$20 million will be required in 2025, and \$45 million in 2026 for the replacement of windows and roof, and also to fully renovate and upgrade this Class "B" facility for future trade and consumer shows. The planned renovated building will have a 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.



Appendices

Appendix 1

2017 Performance

2017 Key Accomplishments

In 2017, Exhibition Place made significant progress and/or accomplished the following:

- ✓ Successfully completing all studies in pre-engineering program.
- ✓ Chiller replacement in Enercare Centre.
- ✓ Roof replacement in Queen Elizabeth Building.
- ✓ Fire protection work at all outdoor substations.
- ✓ Stand pipe upgrade at Horse Palace.

2017 Financial Performance

2017 Budget Variance Analysis (in \$000's)

2017 Budget	As of Sept. 30, 2017		Projected Actuals at Year-End		Unspent Balance	
\$	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
7,207	1,672	23.2%	5,498	76.3%	1,709	23.7%

* Based on 2017 Q3 Capital Variance Report

For additional information regarding the 2017 Q3 capital variances and year-end projections for Exhibition Place, please refer to the attached link for the report entitled "*Capital Variance Report for the Nine-Month Period Ended September 30, 2017*" considered by City Council at its meeting on December 5 - 7, 2017.

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&decisionBodyId=1022>

Impact of the 2017 Capital Variance on the 2018 Preliminary Capital Budget

- As a result of the delays in the capital projects, as described in the 2017 Q3 Capital Variance Report, funding of \$1.709 million is being carried forward to the 2018 Preliminary Capital Budget to continue the capital work.
- A detailed review of the 2018 – 2027 Preliminary Capital Budget and Plan has been conducted and as a result, cash flow funding has been realigned to accommodate the deferral of the Beanfield Centre – Hotel X Bridge project to 2019.
- Exhibition Place has the capacity to complete its capital projects on time given the revised project schedule. The delay in 2017 was due to third party issues outside of Exhibition's control which delayed the construction of the Beanfield Centre Bridge until 2019.

Appendix 2

**2018 Preliminary Capital Budget;
2019 - 2027 Capital Plan Including Carry Forward Funding (\$'000s)**

Project	Total Project Cost	Prior Year Carry Forward	2018	2019	2020	2021	2022	2018 - 2022	2023	2024	2025	2026	2027	2018 - 2027 Total
Health & Safety:														
<i>Other Buildings</i>					85	268		353						353
Sub-Total		-	-	-	85	268	-	353	-	-	-	-	-	353
State of Good Repair:														
<i>Pre-engineering Program</i>			125	125	125	125	125	625	150	150	150	150	150	1,375
<i>Coliseum Complex</i>				811	4,225	1,415	4,190	10,641	2,400	2,455	3,530	3,655	640	23,321
<i>Enercare Centre</i>			2,355	565	1,465	2,950	3,385	10,720	6,980	7,430	3,670	6,780	5,295	40,875
<i>Better Living Centre</i>					915			915			200		500	1,615
<i>Parks, Parking Lots and Roads</i>			985	70	600	775	400	2,830	425	200	200	200	200	4,055
<i>Horse Palace</i>				400	1,575			1,975	100		1,000		1,500	4,575
<i>Queen Elizabeth Building</i>			325	325	950	540		2,140			950			3,090
<i>Food Building</i>				500	220	180	2,400	3,300		2,000	600			5,900
<i>M/E & Communication Infrastructure</i>			400	110	750	900	300	2,460	550	200	400	200	200	4,010
<i>Other Buildings</i>			175	150	115	150	50	640	50	50	435	50	50	1,275
<i>Beanfield Centre</i>					430	100		530						530
<i>General Services Building</i>								-		200	100	500	500	1,300
<i>Press Building</i>						300		300						300
Sub-Total		-	4,365	3,056	11,370	7,435	10,850	37,076	10,655	12,685	11,235	11,535	9,035	92,221
Service Improvements:														
<i>Enercare Centre</i>							690	690	280				400	1,370
<i>Parks, Parking Lots and Roads</i>			100	150	1,650	2,350	1,075	5,325	1,050	250	1,000	400	2,500	10,525
<i>Beanfield Centre - Bridge</i>				2,789				2,789						2,789
<i>Special Projects</i>								-		500				500
Sub-Total		-	100	2,939	1,650	2,350	1,765	8,804	1,330	750	1,000	400	2,900	15,184
Total		-	4,465	5,995	13,105	10,053	12,615	46,233	11,985	13,435	12,235	11,935	11,935	107,758

Appendix 3

2018 Preliminary Capital Budget; 2019 - 2027 Capital Plan

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2018 Preliminary Capital Budget; 2019 - 2027 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.	2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
EXH00007 COLISEUM COMPLEX																								
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	1,100	0	0	1,100	1,760	0	0	0	0	0	0	0	0	2,860	0	2,860	
21	95	Replace 4160 Volt Distribution in Phases	CW	S6	03	0	0	0	0	0	825	825	0	0	0	0	0	0	0	0	825	0	825	
Sub-total						0	811	4,225	1,415	4,190	10,641	12,680	23,321	0	0	0	0	0	0	0	0	23,321	0	23,321
EXH000525 ENERCARE CENTRE (formerly DEC)																								
16	7	New Movable Huffcore Wall at Swing Space	CW	S6	04	0	0	0	215	215	400	615	0	0	0	0	0	0	0	0	615	0	615	
18	42	Replace Sections of Terrazzo Floor in Galleria	CW	S5	03	150	0	70	0	0	220	0	220	0	0	0	0	0	0	0	220	0	220	
3	47	Retrofit Tunnel Water Infiltration	CW	S6	03	0	0	0	175	0	175	0	175	0	0	0	0	0	0	0	175	0	175	
2	64	Retrofit Var Loading Dock Ramps & Platforms	CW	S4	03	215	0	0	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	
44	72	Floor Ports Rebuilding	CW	S6	03	0	0	100	100	100	300	200	500	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	200	0	0	200	0	200	0	0	0	0	0	0	0	200	0	200	
6	75	Replace Windows in South Facade withTriple Glazing	CW	S6	03	0	0	0	425	0	425	0	425	0	0	0	0	0	0	0	425	0	425	
7	76	Replace East Curtain Wall Facade with TripleGlazing	CW	S6	03	0	0	0	0	700	700	0	700	0	0	0	0	0	0	0	700	0	700	
8	77	Replace S Curtain Wall at Galleria wTriple Glazing	CW	S6	03	0	300	0	0	0	300	2,315	2,615	0	0	0	0	0	0	0	2,615	0	2,615	
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	670	0	670	0	670	0	0	0	0	0	0	0	670	0	670	
17	81	Retrofit Salons #101, #102 & Others	CW	S6	03	0	0	240	0	0	240	1,500	1,740	0	0	0	0	0	0	0	1,740	0	1,740	
21	83	Retrofit Cooling Towers	CW	S5	03	1,205	0	0	0	725	1,930	1,650	3,580	0	0	0	0	0	0	0	3,580	0	3,580	
22	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	
23	85	Replace Pumps in Chillers	CW	S6	03	0	0	0	0	290	290	290	0	0	0	0	0	0	0	0	290	0	290	
24	86	Replace Pump & Piping Loops for Boiler System	CW	S6	03	0	0	0	0	185	185	0	185	0	0	0	0	0	0	0	185	0	185	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2018 Preliminary Capital Budget; 2019 - 2027 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.	2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable	Total Financing	
EXH000525	ENERCARE CENTRE (formerly DEC)																						
25	87 Replace Sprinkler System Booster Pump	CW	S6	03	0	0	0	0	0	0	130	130	0	0	0	0	0	0	0	0	130	0	130
26	88 Air Curtain System Retrofit in Loading Docks	CW	S6	03	0	0	185	0	205	390	0	390	0	0	0	0	0	0	0	0	390	0	390
27	89 Replace Exhaust Fans in Various Areas	CW	S6	03	0	0	270	0	0	270	0	270	0	0	0	0	0	0	0	0	270	0	270
28	90 Replace Garage Air Make Up Units	CW	S6	03	0	0	0	900	0	900	2,900	3,800	0	0	0	0	0	0	0	0	3,800	0	3,800
29	91 Miscellaneous Fan Replacement	CW	S6	03	0	215	0	0	0	215	0	215	0	0	0	0	0	0	0	0	215	0	215
30	92 Replace Humidifier, Heaters & AC Units	CW	S6	03	0	0	0	0	0	0	495	495	0	0	0	0	0	0	0	0	495	0	495
31	93 Replace Garbage Compactor	CW	S6	03	0	0	0	0	0	0	90	90	0	0	0	0	0	0	0	0	90	0	90
46	96 Lighting Retrofit in Salons, Concessions & Mtg Rms	CW	S6	03	0	0	0	0	280	280	0	280	0	0	0	0	0	0	0	0	280	0	280
47	97 Lighting Retrofit in Garage	CW	S6	03	0	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	0	100	100	0	0	0	0	0	0	0	0	100	0	100
43	100 LED Lighting & Conservation/Demand Management	CW	S6	04	0	0	0	0	475	475	280	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	0	1,050	1,050	0	0	0	0	0	0	0	0	1,050	0	1,050
13	102 Roof Sectional Replacement over Galleria & S End	CW	S6	03	0	0	0	0	0	0	1,200	1,200	0	0	0	0	0	0	0	0	1,200	0	1,200
14	103 Replacement of Standing Seam & Snow Control	CW	S6	03	0	0	0	0	0	0	600	600	0	0	0	0	0	0	0	0	600	0	600
32	105 Replace AHU - Hall 'A' in Phases	CW	S6	03	0	0	0	0	0	0	1,180	1,180	0	0	0	0	0	0	0	0	1,180	0	1,180
33	106 Replace AHU - Hall 'B' in Phases	CW	S6	03	0	0	0	0	0	0	1,000	1,000	0	0	0	0	0	0	0	0	1,000	0	1,000
34	107 Replace AHU - Hall 'C' in Phases	CW	S6	03	0	0	0	0	0	0	825	825	0	0	0	0	0	0	0	0	825	0	825
35	108 Replace AHU - Hall 'D' in Phases	CW	S6	03	0	0	0	0	0	0	825	825	0	0	0	0	0	0	0	0	825	0	825
36	109 Replace AHU - Heritage Court in Phases	CW	S6	03	0	0	0	0	0	0	900	900	0	0	0	0	0	0	0	0	900	0	900
37	110 Replace AHU-SwingS/LoadingD/Salons/Kitchen/Office	CW	S6	03	0	0	0	0	0	0	600	600	0	0	0	0	0	0	0	0	600	0	600
38	111 Replace AHU - Galleria/Tunnel in Phases	CW	S6	03	0	0	0	0	0	0	1,090	1,090	0	0	0	0	0	0	0	0	1,090	0	1,090
39	112 Pumps & Heat Exchangers-Salons/Offices/Galleria/Sw	CW	S6	03	0	0	0	0	0	0	460	460	0	0	0	0	0	0	0	0	460	0	460
40	113 Replace Boilers, in Phases	CW	S6	03	0	0	0	0	0	0	660	660	0	0	0	0	0	0	0	0	660	0	660
41	114 Replace Plumbing Fixtures in Washrooms	CW	S6	03	0	0	0	0	800	800	745	1,545	0	0	0	0	0	0	0	0	1,545	0	1,545

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2018 Preliminary Capital Budget; 2019 - 2027 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.	2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	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)																									
48	115	13.8 KV Main Service & Distribution Retrofit in Ph	CW	S6	03	0	0	0	0	0	855	855	0	0	0	0	0	0	0	0	855	0	855		
15	116	Replacement of Built-Up-Roof West Mechanical Room	CW	S6	03	0	0	0	0	0	275	275	0	0	0	0	0	0	0	0	275	0	275		
45	120	Transformer/Generator Retrofit & Overhaul-Emergenc	CW	S6	03	0	0	0	100	100	780	880	0	0	0	0	0	0	0	0	880	0	880		
49	121	13.8KV Substation retrofit & emergency distributio	CW	S6	03	0	0	0	0	0	1,055	1,055	0	0	0	0	0	0	0	0	1,055	0	1,055		
20	122	Replace Chillers	CW	S5	03	250	50	400	400	0	1,100	0	1,100	0	0	0	0	0	0	0	0	1,100	0	1,100	
19	123	Retrofit Existing Movable Huffcore Walls in Halls	CW	S6	03	0	0	0	280	0	280	0	280	0	0	0	0	0	0	0	0	280	0	280	
42	124	Elevator #3 Retrofit	CW	S4	03	535	0	0	0	0	535	0	535	0	0	0	0	0	0	0	0	535	0	535	
Sub-total						2,355	565	1,465	2,950	4,075	11,410	30,835	42,245	0	0	0	0	0	0	0	0	42,245	0	42,245	
EXH006 BETTER LIVING CENTRE																									
3	53	Under Floor Heating	CW	S6	03	0	0	225	0	0	225	0	225	0	0	0	0	0	0	0	0	225	0	225	
2	60	Replace Roof Top HVAC Units	CW	S6	03	0	0	400	0	0	400	0	400	0	0	0	0	0	0	0	0	400	0	400	
5	65	Distribution Panels	CW	S6	03	0	0	190	0	0	190	0	190	0	0	0	0	0	0	0	0	190	0	190	
4	66	Replace Interior Radiant Unit Heaters	CW	S6	03	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	0	200	0	200	
1	67	Brick Replacement & Tower Retrofit	CW	S6	03	0	0	100	0	0	100	500	600	0	0	0	0	0	0	0	0	600	0	600	
Sub-total						0	0	915	0	0	915	700	1,615	0	0	0	0	0	0	0	0	0	1,615	0	1,615
EXH260 PARKS, PARKING LOTS AND ROADS																									
9	37	West Bailey Bridge Investigation & Retrofit	CW	S6	03	0	0	0	100	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
3	80	Festival Plaza Development - NW Lot 2	CW	S6	04	0	0	0	200	0	200	3,700	3,900	0	0	0	0	0	0	0	0	3,900	0	3,900	
4	81	Festival Plaza Development - South of Lot 2	CW	S6	04	0	0	0	350	1,075	1,425	1,300	2,725	0	0	0	0	0	0	0	0	2,725	0	2,725	
2	85	Festival Plaza Development-Exterior Washroom-East	CW	S6	04	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	0	200	0	200	
7	86	Street & Parking Lots Lighting Retrofit	CW	S5	03	300	0	500	425	300	1,525	575	2,100	0	0	0	0	0	0	0	0	2,100	0	2,100	
8	87	Fountain Retrofit - Various Locations	CW	S5	03	535	0	0	150	0	685	150	835	0	0	0	0	0	0	0	0	835	0	835	
6	89	Sidewalks, Parking lots and Roads -AODA	CW	S5	03	150	70	100	100	100	520	500	1,020	0	0	0	0	0	0	0	0	1,020	0	1,020	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2018 Preliminary Capital Budget; 2019 - 2027 Capital Plan

Exhibition Place

Sub- Project No. Project Name Priority/SubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By												
						2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
EXH350 M/E & COMMUNICATION INFRASTRUCTURE																									
3	123	Replace Fibre Optic Cable Grounds Wide	CW	S5	03	200	0	0	300	0	500	200	700	0	0	0	0	0	0	0	0	700	0	700	
1	124	Building Automation Systems	CW	S5	03	100	0	100	100	200	500	500	1,000	0	0	0	0	0	0	0	0	1,000	0	1,000	
2	125	Transformers, Switchgears & Circuit Breakers Repla	CW	S5	03	100	110	650	500	100	1,460	850	2,310	0	0	0	0	0	0	0	0	2,310	0	2,310	
Sub-total						400	110	750	900	300	2,460	1,550	4,010	0	0	0	0	0	0	0	0	0	4,010	0	4,010
EXH360 OTHER BUILDINGS																									
4	86	Princes/Gates - Masonry Repointing & Flashing	CW	S5	03	50	0	0	100	0	150	0	150	0	0	0	0	0	0	0	0	150	0	150	
2	92	Fire Hall Tower Clock Replace & Genaral Restoratio	CW	S5	03	75	0	0	0	0	75	385	460	0	0	0	0	0	0	0	0	460	0	460	
1	93	GroundsSecuritySurveillanceSystem/CardAcc	CW	S6	01	0	0	85	268	0	353	0	353	0	0	0	0	0	0	0	0	353	0	353	
3	95	Bandshell - Fire Alarm Panel Upgrade	CW	S6	03	0	0	65	0	0	65	0	65	0	0	0	0	0	0	0	0	65	0	65	
5	99	Public Art & Monument Collection Restoration & Con	CW	S5	03	50	50	50	50	50	250	250	500	0	0	0	0	0	0	0	0	500	0	500	
6	100	Carillon Tower Retrofit	CW	S6	03	0	100	0	0	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
Sub-total						175	150	200	418	50	993	635	1,628	0	0	0	0	0	0	0	0	0	1,628	0	1,628
EXH907207 BEANFIELD CENTRE (formerly ALLSTREAM CE																									
3	8	Huffcore Wall Replacement	CW	S6	03	0	0	250	0	0	250	0	250	0	0	0	0	0	0	0	0	250	0	250	
4	9	Heat Pump Replacement	CW	S6	03	0	0	180	0	0	180	0	180	0	0	0	0	0	0	0	0	180	0	180	
2	10	Masonry Retrofit	CW	S6	03	0	0	0	100	0	100	0	100	0	0	0	0	0	0	0	0	100	0	100	
4	12	Hotel X Bridge - Phase 1	CW	S2	04	0	1,709	0	0	0	1,709	0	1,709	0	0	0	0	0	0	0	0	1,709	0	1,709	
1	13	Hotel X Bridge - Phase 2	CW	S2	04	0	1,080	0	0	0	1,080	0	1,080	0	0	0	0	0	0	0	0	1,080	0	1,080	
Sub-total						0	2,789	430	100	0	3,319	0	3,319	0	0	0	0	0	0	0	0	0	3,319	0	3,319
EXH907453 SPECIAL PROJECTS																									
1	10	Greek Gods Relocation-Horticultural Bldg	CW	S6	04	0	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	500	0	500	
Sub-total						0	0	0	0	0	0	500	500	0	0	0	0	0	0	0	0	0	500	0	500
EXH907588 GENERAL SERVICES BUILDING																									
1	12	High Roof Replacement	CW	S6	03	0	0	0	0	0	0	1,300	1,300	0	0	0	0	0	0	0	0	1,300	0	1,300	
Sub-total						0	0	0	0	0	0	1,300	1,300	0	0	0	0	0	0	0	0	0	1,300	0	1,300

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2018 Preliminary Capital Budget; 2019 - 2027 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.		2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Capital from Current Funds	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
EXH907589	PRESS BUILDING																							
1	7	Roof Replacement	CW	S6	03	0	0	0	300	0	300	0	300	0	0	0	0	0	0	0	0	300	0	300
		Sub-total				0	0	0	300	0	300	0	300	0	0	0	0	0	0	0	0	300	0	300
Total Program Expenditure						4,465	5,595	11,930	11,628	12,615	46,233	61,525	107,758	0	0	0	0	0	0	0	2,950	104,808	0	107,758

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3: 2018 Preliminary Capital Budget; 2019 - 2027 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	2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	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:																				
Other2 (External)		0	250	110	90	1,200	1,650	1,300	2,950	0	0	0	0	0	0	0	2,950	0	0	2,950
Debt		4,465	5,345	11,820	11,538	11,415	44,583	60,225	104,808	0	0	0	0	0	0	0	0	104,808	0	104,808
Total Program Financing		4,465	5,595	11,930	11,628	12,615	46,233	61,525	107,758	0	0	0	0	0	0	0	2,950	104,808	0	107,758

- Status Code Description**
 S2 S2 Prior Year (With 2018 and/or Future Year Cashflow)
 S3 S3 Prior Year - Change of Scope 2018 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 2019 & 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

2018 Cash Flow and Future Year Commitments

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2018 Cash Flow and Future Year Commitments

Exhibition Place

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments							Current and Future Year Cash Flow Commitments Financed By											
						2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	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	19	Study, Investigate, Design, Engineer	CW	S5	03	125	0	0	0	0	125	0	125	0	0	0	0	0	0	0	0	125	0	125
Sub-total						125	0	0	0	0	125	0	125	0	0	0	0	0	0	0	0	125	0	125
EXH000525 ENERCARE CENTRE (formerly DEC)																								
18	42	Replace Sections of Terrazzo Floor in Galleria	CW	S5	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	150	0	150	
2	64	Retrofit Var Loading Dock Ramps & Platforms	CW	S4	03	215	0	0	0	0	215	0	215	0	0	0	0	0	0	0	215	0	215	
21	83	Retrofit Cooling Towers	CW	S5	03	1,205	0	0	0	0	1,205	0	1,205	0	0	0	0	0	0	0	1,205	0	1,205	
20	122	Replace Chillers	CW	S5	03	250	0	0	0	0	250	0	250	0	0	0	0	0	0	0	250	0	250	
42	124	Elevator #3 Retrofit	CW	S4	03	535	0	0	0	0	535	0	535	0	0	0	0	0	0	0	535	0	535	
Sub-total						2,355	0	0	0	0	2,355	0	2,355	0	0	0	0	0	0	0	0	2,355	0	2,355
EXH260 PARKS, PARKING LOTS AND ROADS																								
7	86	Street & Parking Lots Lighting Retrofit	CW	S5	03	300	0	0	0	0	300	0	300	0	0	0	0	0	0	0	300	0	300	
8	87	Fountain Retrofit -Various Locations	CW	S5	03	535	0	0	0	0	535	0	535	0	0	0	0	0	0	0	535	0	535	
6	89	Sidewalks, Parking lots and Roads -AODA	CW	S5	03	150	0	0	0	0	150	0	150	0	0	0	0	0	0	0	150	0	150	
1	90	Festival Plaza - Storm Water Management	CW	S5	04	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	100	0	100	
Sub-total						1,085	0	0	0	0	1,085	0	1,085	0	0	0	0	0	0	0	0	1,085	0	1,085
EXH290 QUEEN ELIZABETH BUILDING																								
1	56	Replace Roof at Exhibit Hall	CW	S5	03	325	0	0	0	0	325	0	325	0	0	0	0	0	0	0	325	0	325	
Sub-total						325	0	0	0	0	325	0	325	0	0	0	0	0	0	0	0	325	0	325
EXH350 M/E & COMMUNICATION INFRASTRUCTURE																								
3	123	Replace Fibre Optic Cable Grounds Wide	CW	S5	03	200	0	0	0	0	200	0	200	0	0	0	0	0	0	0	200	0	200	
1	124	Building Automation Systems	CW	S5	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	100	0	100	
2	125	Transformers, Switchgears & Circuit Breakers Repla	CW	S5	03	100	0	0	0	0	100	0	100	0	0	0	0	0	0	0	100	0	100	
Sub-total						400	0	0	0	0	400	0	400	0	0	0	0	0	0	0	0	400	0	400
EXH360 OTHER BUILDINGS																								
4	86	Princes/Gates - Masonry Repointing & Flashing	CW	S5	03	50	0	0	0	0	50	0	50	0	0	0	0	0	0	0	50	0	50	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2018 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-Project No.	Project Name	Ward	Stat.	Cat.		2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing			
EXH360 OTHER BUILDINGS																									
2	92	Fire Hall Tower Clock Replace & Genaral Restoratio	CW	S5	03	75	0	0	0	0	75	0	75	0	0	0	0	0	0	0	0	75	0	75	
5	99	Public Art & Monument Collection Restoration & Con	CW	S5	03	50	0	0	0	0	50	0	50	0	0	0	0	0	0	0	0	50	0	50	
Sub-total						175	0	0	0	0	175	0	175	0	0	0	0	0	0	0	0	175	0	175	
EXH907207 BEANFIELD CENTRE (formerly ALLSTREAM CE																									
4	12	Hotel X Bridge - Phase 1	CW	S2	04	0	1,709	0	0	0	1,709	0	1,709	0	0	0	0	0	0	0	1,709	0	1,709		
1	13	Hotel X Bridge - Phase 2	CW	S2	04	0	1,080	0	0	0	1,080	0	1,080	0	0	0	0	0	0	0	1,080	0	1,080		
Sub-total						0	2,789	0	0	0	2,789	0	2,789	0	0	0	0	0	0	0	0	2,789	0	2,789	
Total Program Expenditure						4,465	2,789	0	0	0	7,254	0	7,254	0	0	0	0	0	0	0	0	0	7,254	0	7,254

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4: 2018 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-Project No.	Project Name	Ward	Stat.	Cat.	2018	2019	2020	2021	2022	Total 2018-2022	Total 2023-2027	Total 2018-2027	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:																							
Debt																							
					4,465	2,789	0	0	0	7,254	0	7,254	0	0	0	0	0	0	0	0	7,254	0	7,254
Total Program Financing					4,465	2,789	0	0	0	7,254	0	7,254	0	0	0	0	0	0	0	0	7,254	0	7,254

Status Code	Description
S2	S2 Prior Year (With 2018 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2018 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

2018 Preliminary 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: 2018 Preliminary Capital Budget with Financing Detail
Exhibition Place
Sub-Project Summary**

Project/Financing Priority Project	Project Name	Start Date	Completion Date	2018	Financing											
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable		
1	<u>EXH00001</u>	<u>PRE-ENGINEERING PROGRAM</u>														
1	19 Study, Investigate, Design, Engineer	01/01/2018	12/31/2027	125	0	0	0	0	0	0	0	0	0	125	0	
	Project Sub-total:			125	0	0	0	0	0	0	0	0	0	125	0	
1	<u>EXH350</u>	<u>M/E & COMMUNICATION INFRASTRUCTURE</u>														
1	124 Building Automation Systems	01/01/2018	12/31/2027	100	0	0	0	0	0	0	0	0	0	100	0	
2	125 Transformers, Switchgears & Circuit Breakers Repla	01/01/2018	12/31/2027	100	0	0	0	0	0	0	0	0	0	100	0	
3	123 Replace Fibre Optic Cable Grounds Wide	01/01/2018	12/31/2025	200	0	0	0	0	0	0	0	0	0	200	0	
	Project Sub-total:			400	0	0	0	0	0	0	0	0	0	400	0	
3	<u>EXH000525</u>	<u>ENERCARE CENTRE (formerly DEC)</u>														
2	64 Retrofit Var Loading Dock Ramps & Platforms	01/01/2018	12/31/2018	215	0	0	0	0	0	0	0	0	0	215	0	
18	42 Replace Sections of Terrazzo Floor in Galleria	01/01/2018	12/31/2020	150	0	0	0	0	0	0	0	0	0	150	0	
20	122 Replace Chillers	01/01/2018	12/31/2021	250	0	0	0	0	0	0	0	0	0	250	0	
21	83 Retrofit Cooling Towers	01/01/2018	12/31/2026	1,205	0	0	0	0	0	0	0	0	0	1,205	0	
42	124 Elevator #3 Retrofit	01/01/2018	12/31/2018	535	0	0	0	0	0	0	0	0	0	535	0	
	Project Sub-total:			2,355	0	0	0	0	0	0	0	0	0	2,355	0	
3	<u>EXH360</u>	<u>OTHER BUILDINGS</u>														
2	92 Fire Hall Tower Clock Replace & Genaral Restoratio	01/01/2018	12/31/2025	75	0	0	0	0	0	0	0	0	0	75	0	
4	86 Princes'Gates - Masonry Repointing & Flashing	01/01/2018	12/31/2021	50	0	0	0	0	0	0	0	0	0	50	0	
5	99 Public Art & Monument Collection Restoration & Con	01/01/2018	12/31/2027	50	0	0	0	0	0	0	0	0	0	50	0	
	Project Sub-total:			175	0	0	0	0	0	0	0	0	0	175	0	
9	<u>EXH290</u>	<u>QUEEN ELIZABETH BUILDING</u>														
1	56 Replace Roof at Exhibit Hall	01/01/2018	12/31/2021	325	0	0	0	0	0	0	0	0	0	325	0	
	Project Sub-total:			325	0	0	0	0	0	0	0	0	0	325	0	
10	<u>EXH260</u>	<u>PARKS, PARKING LOTS AND ROADS</u>														
1	90 Festival Plaza - Storm Water Management	01/01/2018	12/31/2021	100	0	0	0	0	0	0	0	0	0	100	0	
6	89 Sidewalks, Parking lots and Roads -AODA	06/16/2018	12/31/2027	150	0	0	0	0	0	0	0	0	0	150	0	
7	86 Street & Parking Lots Lighting Retrofit	01/01/2018	12/31/2027	300	0	0	0	0	0	0	0	0	0	300	0	
8	87 Fountain Retrofit -Various Locations	01/01/2018	12/31/2023	535	0	0	0	0	0	0	0	0	0	535	0	
	Project Sub-total:			1,085	0	0	0	0	0	0	0	0	0	1,085	0	
Program Total:				4,465	0	0	0	0	0	0	0	0	0	4,465	0	

Status Code	Description
S3	S3 Prior Year - Change of Scope 2018 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