



Exhibition Place

Proposed 2020 Capital Works Program

**Board of Governors Meeting
June 13, 2019**

Proposed 10-Year City Target

Year	Exhibition Place Target
2020	13,820
2021	12,268
2022	11,415
2023	11,985
2024	12,435
2025	11,935
2026	11,935
2027	11,935
2028	11,935
2029	11,935
TOTAL	121,598

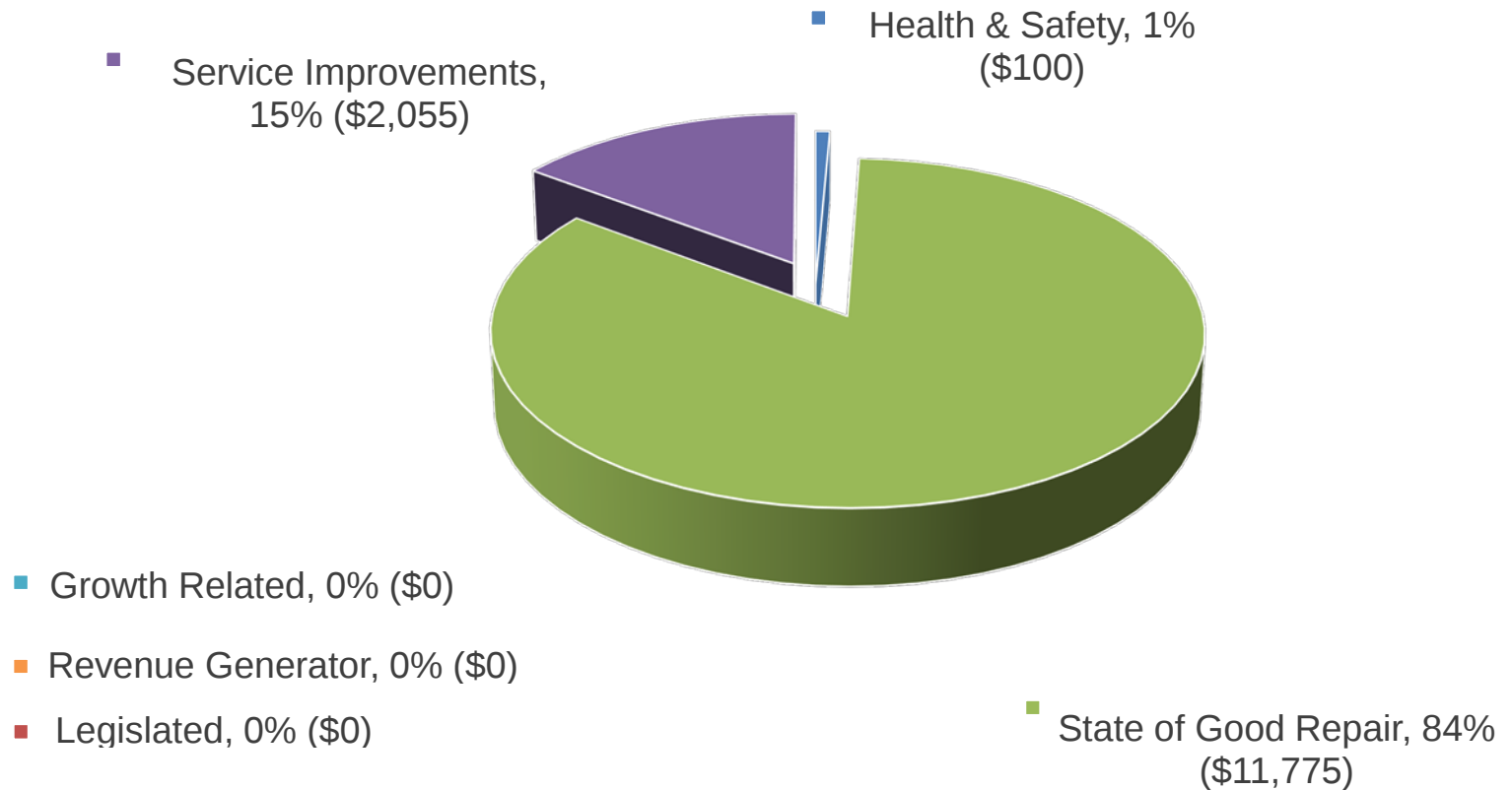
Proposed 2020 Capital Works Program

Proposed 2020 Capital Works Program	
Project Name	(\$000)
Prior Year Approved Projects	
ii) Hotel Bridge Phase 2 & HV Utiliies Phase 1	2,530
iii) Carillon Tower - Change of Scope in 2020	475
	3,005
1 Pre-Engineering Program	175
2 Parks, Parking Lots & Roads	2,220
3 M/E & Communication Infrastructures	955
4 Enercare Centre	2,000
5 Coliseum Complex	3,400
6 Queen Elizabeth Building	200
7 Other Buildings	215
8 Beanfield Centre	450
9 Better Living Centre	915
11 Horse Palace	175
12 Food Building	220
Total Net Program	13,930
12 CNEA - Food Building Recovery	(110)
Total Capital Works Program Budget	13,820

Proposed 2020 Capital Works Program

PROPOSED 2020 NET CAPITAL BUDGET

\$13,930M



Proposed 2020 Capital Works Program

1. Pre-Engineering Program (\$0.175M)

a) Professional Services For Study, Investigation, Design and Engineering (\$0.175M)

- Provide funds for studies to determine needs, and develop projects schedules for the 10-year capital program, and unexpected investigations

2. Parks, Parking Lots, Roads (\$2.220M)

a) Festival Plaza Development – Storm Water Management (\$1.525M)

- Service improvement
- Reduce parking lots runoff to prevent flooding on Lake Shore Boulevard
- 2020 construction will include construction of bio-swales in Lot CP852

b) Sidewalks, Pathways, Roads, and Lots (\$0.300M)

- State of Good Repair
- Elimination of safety trip hazards and compliance with AODA
- Replace damaged section of Indy track according to agreement
- Implement repair / resurfacing recommendations from 2015 Parking Study by priority

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2. Parks, Parking Lots, Roads (\$2.220M)

c) Street & Parking Lots Lighting Retrofit (\$0.050M)

- State of Good Repair
- Replacement of end-of-life light standards and compliance with AODA on priority basis

d) Fountains Retrofit – Various Locations (\$0.095M)

- State of Good Repair
- Restoration of historical fixtures and for public safety
- Princess Margaret Fountain retrofit is the priority and 2020 is for design and costing

e) Parking Technology Upgrade (\$0.100M)

- State of Good Repair
- Upgrades in technology in line with Toronto Parking Authority standards e.g.. license plate recognition; car counting technology; additional parking gates

f) Flag Pole Replacement (\$0.150M)

- State of Good Repair
- Main 110 foot flag pole removed for safety concerns and will be retrofitted and restored to new location

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3. M/E & Communications Infrastructures (\$0.955M)

a) Building Automation System (\$0.100M)

- State of Good Repair
- Maintain energy efficient automation systems to lower utility costs and achieve sustainability goals

b) Transformers, Switchgears, Circuit Breakers (61 sets in 38 locations) Replacement in all Substations (\$0.450M)

- State of Good Repair
- Some equipment is over 70 years old, program upgrades for safety, and ensure optimum functioning

c) Replace Fibre Optic Cable Grounds Wide (\$0.200M)

- State of Good Repair
- System 10 to 15 years old and to be replaced on a priority basis with new cables, terminations, associated switches, equipment, and trenching
- Loss of communications is safety risk as impairs ability to monitor the fire alarm and building automation system

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3. M/E & Communications Infrastructure (\$0.955M)

d) Fluorescent Light Fixtures – Various (\$0.205M)

- State of Good Repair
- Existing T10 fluorescent fixtures in ECC Galleria over 20 years old and failing
- Replace with LED strip lighting to meet the Sustainability Goal, and upgrade capabilities for dimming / colour changing to match Galleria tower lighting

4. Enercare Centre (\$2.000M)

a) Replace Various Loading Dock Ramps and Platforms (\$0.100M)

- State of Good Repair
- Deterioration of 35 ramps around ECC make them non-usable and unsafe
- Priority ramps are west garage in and out, east garage in and out, northeast AODA ramp, roll up door #1, #20, and #40

b) Retrofit Overhead Doors (\$0.075M)

- State of Good Repair
- ECC has over 30 roll up doors over 20 years old and deteriorating due to use and exposure to the elements
- Will be replaced with rapid roll up doors to minimize damage with priority being interior overhead door #40

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4. Enercare Centre (\$2.000M)

c) Replace Windows and Doors (\$0.075M)

- State of Good Repair
- Metal frames of exterior doors have rusted and corroded making the doors inoperable; retrofitting, replacing, or reframing to be done on priority basis

d) Replace & Retrofit Chillers (\$1.375M)

- State of Good Repair
- Three existing chillers in ECC are over 20 years and need to be replaced as not in keeping with building codes and operation standard
- Chiller no. 2 is the priority for 2020

e) Elevators Retrofit (\$0.100M)

- State of Good Repair
- ECC has 5 elevators; 3 elevators will be retrofitted by the end of 2019
- Design and costing for elevator #2 in 2020 and work for 2021
- Possibility to extend elevator #2 to garage for AODA compliance

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4. Enercare Centre (\$2.000M)

f) Lighting Retrofit in Garage (\$.275M)

- State of Good Repair
- Upgrade 20-year old fluorescent lighting to meet lighting standards of Toronto Parking Authority
- Install LED lights to meet the Sustainability Goal

5. Coliseum Complex (\$3.400M)

a) Sanitation Area Restoration (\$0.400M)

- State of Good Repair
- Upgrade existing hot water supply system of the existing animal sanitation washing area which is old and at the end of its life
- The restoration will take advantage of the District Energy System to meet the Sustainability Goal

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5. Coliseum Complex (\$3.400M)

b) Roof Replacement in Phases (\$3.000M)

- State of Good Repair
- Replace 25 year old Industry Building roof
- Installation of Photovoltaics and a low green roof system to be considered to meet the Sustainability Goal

6. Queen Elizabeth Building (\$0.200M)

a) Replace Roof at Theatre (\$0.050M)

- State of Good Repair
- Replacement of over 20-year old QE Theatre roof
- Design and costing in 2020 and replacement in 2021
- Replace with white roof to meet the Sustainability Goal

b) Replace Rooftop Heating and Cooling Units at Exhibit Hall (\$0.150M)

- State of Good Repair
- 6 rooftop units manufactured in 1988 and cannot find parts
- Replace 2 with high efficiency units

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7. Other Buildings (\$0.690M)

a) Carillon Tower Retrofit (\$0.475M)

- State of Good Repair
- 80 foot steel tower with 50 bells manufactured in the Netherlands by the Royal Eijsbouts Bell Foundry
- Budget is to continue retrofit started in 2019

b) Various Buildings and Grounds Wide Security Surveillance System/Card Access/CCTV (\$0.100M)

- Health and Safety
- Upgrade security system to include video surveillance, card access doors, and crisis stations on a priority basis across the grounds

c) Public Art and Monument Collection Restoration and Conservation (\$0.050M)

- State of Good Repair
- Exhibition Place collection of public art and monuments is valued at approximately \$2.0M
- A 10-year SOGR program was established in 2016 to repair on a priority basis

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7. Other Buildings (\$0.690M)

d) Bandshell Fire Alarm Panel Upgrade (\$0.065M)

- State of Good Repair
- Existing Siemens MXL fire control panel is no longer supported
- Upgrade fire system to XLS fire alarm control panels; replace all outdated field devices; changed alarm bells to horns with visual strobes

8. Beanfield Centre (\$0.980M)

a) Hotel X Bridge Phase 2 (\$0.530M)

- Service improvement
- Construction of an elevated bridge between Beanfield Centre and Hotel X anticipated to be complete in 2020
- Pre-approved project is the continuation of the second phase approved by Council last year

b) Elevator Retrofit (\$0.250M)

- State of Good Repair
- Elevator in northwest corner second floor not functional
- With the completion of the bridge in 2020 to the second floor of the Beanfield Centre, the elevator to be upgraded and returned to service to meet AODA standards

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8. Beanfield Centre (\$0.980M)

c) Lutron Lighting System Retrofit (\$0.200M)

- State of Good Repair
- Existing Lutron building lighting control system is past its rated life and parts are not available
- To be replaced with Lutron Quantum system

9. Better Living Centre (\$0.915M)

a) Brick Replacement and Roof Tower Retrofit (\$0.250M)

- State of Good Repair
- 46 foot high black steel pylon with multi-coloured panels and part of the heritage feature of the Better Living Centre
- Steel is hollow and starting erode, paint is chipping and several panels need to be replaced

b) Replace Roof Top HVAC Units (\$0.415M)

- State of Good Repair
- Units over 20 years old and using R22 refrigerant fluid which is prohibited
- Replace with 2 high efficient units that meet the Sustainability Goal

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9. Better Living Centre (\$0.915M)

c) Under Floor Heating (\$0.250M)

- State of Good Repair
- Building heated with 27 under floor heating units at the end of their rated life
- Replace with high efficiency units that will reduce gas consumption and meet the Sustainability Goal

11. Horse Palace (\$0.175M)

a) Radiant Heat Plant Replacement (\$0.175M)

- State of Good Repair
- Heat system made up of 50 radiant heaters installed at least 25 years old, at the end of the life expectancy
- Replacement in 3 phases: 2020; 2022; and 2024

12. Food Building (\$0.220M)

a) Replace Boilers, Hot Water Tanks & Water Distribution & Sanitary Systems

- State of Good Repair
- Gas boiler at end of rated life and to be replaced by high efficiency boiler to meet the Sustainability Goal
- CNEA funds 50% of this project

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15. Electrical Underground High Voltage Utilities (\$2.000M)

a) Phase 1 – Replace Priority Feeders (\$2.000M)

- State of Good Repair
- High Voltage System is over 50 years old and failing
- Pre-approved by Board as part of a 10 year plan for replacement of the High Voltage System across Exhibition Place
- Priority is replacement of underground cables as the rate of ground fault failures, splice failures and general cable failures are increasing