



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

2021 State of Good Repair-Interim Spending Authority

Date: January 12, 2021

To: The Board of Directors of TO Live

From: President and Chief Executive Officer

REASON FOR CONFIDENTIAL INFORMATION

The attachment to this report contains financial information supplied in confidence to the Board of Directors of TO Live, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

SUMMARY

The purpose of this report is to seek Board approval for interim State of Good Repair ("SOGR") spending authority on previously approved SOGR projects, based on City Council's 2021 Tax Supported Interim Capital Estimates and recognised spending authority approved by Council in 2020 and previous years. This approval will permit continued work on previously approved SOGR projects.

RECOMMENDATIONS

The President and Chief Executive Officer recommends that the Board of Directors of TO Live:

1. Approve all related purchase orders and/or tender awards over \$100,000 not to exceed an interim 2021 spending threshold of \$4.003M, on previously approved SOGR projects, as outlined in Confidential Attachment 1.
2. Direct that Confidential Attachment 1 remain confidential in its entirety because if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

FINANCIAL IMPACT

There are no additional financial impacts beyond what has previously been reported.

DECISION HISTORY

At its December 16, 2020 meeting, City Council recognised spending authority approved by Council in 2020 and previous years to continue work on previously approved capital projects. For TO Live this amount totaled \$5.117M.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX19.6>

At its July 28, 2020 meeting, City Council approved additional carry-forward funding from 2019 in the amount of \$2.674M from previous approved TO Live unspent capital project funding.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX15.6>

At its May 22, 2020 meeting, Board of Directors of TO Live approve a reduced list of SOGR projects with spending authority.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CT10.5>

At its February 19, 2020 meeting, City Council approved TO Live's 2020 Capital budget (Item 130-132 in link below).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX13.2>

At its March 1, 2019 meeting, the Board of Directors of TO Live approve a new list of 2019 capital projects with spending authority and were presented with TO Live's 10-year Capital Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CT2.4>

COMMENTS

City Council recognised TO Live's spending authority, as previously approved by Council in 2020 and earlier years, to continue work on formerly approved SOGR projects, at its December 16, 2020 meeting.

This spending authority for the Accessibility Projects at Meridian Hall ("MH") and the Meridian Arts Centre ("MAC") totals \$4.003M from the following sources noted below:

Funding Source	Total Funding	MH Accessibility Project	MAC Accessibility Project
2019→2021 Carry Forwards	\$2.674M	\$0.426M	\$2.248M
Estimated 2020 Carry Forwards	\$1.600M	\$0.400M	\$0.150M
2021 Council previously approve multi-year cash flow @ 30%	\$0.779M		\$0.779M
Total	\$4.003M	\$0.826M	\$3.177M

In 2020 the Board was presented with a 10-Year Capital Plan which included \$34.649M in accessibility upgrades at Meridian Hall and Meridian Art Centre. These upgrades were scheduled between the start of 2020 and the end of 2025 based on an accessibility audit carried out across all TO Live venues in 2018.

To date, the following accessibility work has been carried out at Meridian Hall and Meridian Arts Centre at a cost of \$2.515M as follows:

MAC - Concession Stands/Bars	\$0.121M
MH - Elevator AODA Upgrades	\$0.027M
MH - Exterior Elements	\$0.388M
MH - Universal Washrooms	\$0.462M
MH - Heritage Doors	\$0.066M
MH - Fire Alarm Systems	\$0.118M
MH - Concession Stands/Bars	\$0.278M
MH - 2020 AODA design/PM costs	\$0.577M
MAC - 2020 AODA design/PM costs	\$0.478M

Due to reductions in the 2020 SOGR funding from the City of Toronto as a result of COVID-19, accessibility projects at the Meridian Arts Centre and Meridian Hall were largely deferred and limited to architectural design. As a result of this design work, specific portions of the Accessibility Projects are ready for procurement under multiple tenders as detailed in Confidential Attachment 1. Project management costs, design work and venue support are also included in the \$4.003M available funding detailed in Confidential Attachment 1 until the full slate of 2021 SOGR projects can be approved by the TO Live Board in March.

The ability to immediately leverage the venue's reduced operations as a result of COVID-19 helps reduce obstacles to programming activity and staff work environments once increased venue operations are allowed by public health authorities.

Management will submit a full 2021 SOGR and Facility Fee Reserve Funding (FFRF) report to TO Live's Audit Committee in late February 2021 seeking new project and spending approval for the full slate of 2021 SOGR and FFRF projects. This report will be based on TO Live's SOGR budget and projects requests going forward to Toronto City Council on February 18, 2021 as part of the annual budget process and include an updated 10 Year Capital Plan. At this time, TO Live anticipates the total 2021 SOGR budget to total \$30,431 including a total of \$13,286M for the two Accessibility Projects. These totals are inclusive of all funding noted above.

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SIGNATURE

Clyde Wagner
President and CEO

ATTACHMENTS

Confidential Attachment 1 - 2021 SOGR Interim Spending Authority