

2022 Proposed Capital Works Budget as Part of Ten-Year (2022-2031) Program

Date: September 14, 2021

To: The Board of Governors of Exhibition Place

From: Chief Executive Officer

Wards: All Wards

SUMMARY

On June 30, 2021, the Executive Director of City Financial Planning Division (FPD) provided the preliminary 2022 Budget Process, Directions, and Guidelines for all City Divisions and Agencies, which is still subject to changes.

Exhibition Place worked with the City Financial Planning staff and have developed a Capital Works Budget as part of a Ten-Year Program that meets the City directive.

The City practice has recently changed from a set budget based on debt target to a budget based on the organization capacity to spend combined with the City's ability to fund.

Annually, staff review the 10-year capital plan; this annual review procedure allows Exhibition Place to adjust its current SOGR program each subsequent year based on changing and operational needs, building assessments, legislative changes, mandates and priorities. Staff have submitted the 2022 Capital Works Budget to City FPD to meet the City Manager September 1, 2021 mandate; however, due to the budget submission schedule, City FPD understand that the budget is subject to Board approval and that the Board reserves the right to make changes to the Capital Works Budget content. Exhibition Place staff will notify the City of any changes or directions made by the Board.

In accordance with City guidelines based on capacity to spend, the City's ability to fund, building assessments and SOGR priority, a total of \$20.005 million gross is recommended for 2022 Capital budget.

This includes \$14.850 million for Exhibition Place related infrastructure that is required for the Hotel X Phase 2 construction; which consists of \$9.100 million for the relocation of the underground duct bank and the electrical sub-station (with 50% cost recoveries from the Tenant, for net City funding amount of \$4.550 million); \$5.000 million for contaminated soil remediation for which Exhibition Place is responsible under the Phase 1 Lease provisions and \$0.750 million for the relocation of sewer pipes. Work for the

underground duct back and high voltage work was previously provided for in the ten (10) year SOGR budget as the infrastructure is at end of its useful life; however, with the pending development of the Phase 2 Hotel; these costs are moved up to 2022 due to timing.

Included in the \$20.005 million is \$0.500 million for the relocation of the Garden of Greek Gods sculptures, and \$4.655 million for various upgrades within existing buildings. For 2022, the Capital Budget including \$4.550 million of recoveries is net \$15.455 million all funded by debt. With the additional SOGR for Hotel X Phase II development and on-going COVID-19 funding constraints, Exhibition Place staff work with City FPD to deferred \$7.681 million of Capital Projects from our 2022 budget to later years.

The total cash flow for Above the Line Capital Program 2022 (Sections A & B in Appendix 'A'), including the new projects is \$20.005 million and with the recoveries of \$4.55 million, is therefore net \$15.455 million.

Even with the additional funding being recommended, the Net Accumulated Backlog at the end of 2022 for Exhibition Place stands at \$52.716 million.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the Proposed 2022 Above the Line Capital Works State-of-Good Repair Budget (Sections A and B of Appendix 'A') of \$20.005 million, funded by City Debt, as part of the Ten-Year (2022-2031) proposed program submission to the City of Toronto.
2. The Board direct the Chief Executive Officer to submit the SOGR 2022 Budget and any changes or directions by the Board to the City Financial Planning Division as part of the 2022 Budget Process.

FINANCIAL IMPACT

The proposed 2022 Capital Works Program cash flows total \$20.005 million as a total program budget, which includes recoveries of \$4.550 million for a net program of \$14.455, the details are set out in Appendix 'A' to this report.

Specifically, as relating to our 10-year capital plan, our capital budget has increased by \$21.680 million over the common years of 2022 to 2030. This year over year change is primarily due to increased capital requirements of \$14.850 million for underground electrical high voltage work, as well as, carried forwarded capital budget of \$6.339 million from 2020 that was delayed due to the COVID-19 cash funding constraints from the City.

Working with City FPD to compensate for this increase due to Hotel X Phase 2 expansion staff have deferred a number of projects from our 2022 Budget; \$7.681 million of overall capital projects from our 2022 budget are being deferred to later years, for e.g. Roof replacement projects at the Coliseum Complex and Mid-Arch (\$1.000 million), and at the Queen Elizabeth Theatre (\$0.750 million), lighting retrofit at the Enercare Centre (\$0.500 million), elevator retrofit at the Enercare Centre (\$0.550 million) and Cooling Tower Retrofit at the Enercare Centre (\$0.725 million).

DECISION HISTORY

The Exhibition Place 2017 – 2019 Strategic Plan has a Public Space and Infrastructure Goal to ensure that our State-of-Good Repair plan and processes are adequately linked to our capital plan, and as a Strategy to support this Goal maintain and improve our event space.

COMMENTS

COVID-19 is impacting capital spending, for the benefit of the Board, it should be noted that all these capital projects might be subject to changes as the City may provide new guidance and direction in plan at a later date.

Background

Over the next 10 years, the overall net capital program budget and plan for Exhibition Place ranges from a minimum of \$9.285 million to a maximum of \$22.920 million.

To formulate the Capital Program and as required by the City, building assessments were carried out for all the non-tenanted buildings. Results from these assessments are included, where applicable, in this ten-year capital program. Recent studies and assessments include the PV feasibility study, Storm Water Management, Beanfield Centre, Food Building, and Heritage Structures.

Attached as Appendix 'A' is the proposed Ten-Year (2022-2031) Capital Works Program for Exhibition Place with 2022 overall budget being \$20.005 million including recoveries of \$4.550 million.

The 2022 SOGR budget is submitted in accordance with the guidelines, policies and the five expenditure categories below as established by the City Financial Planning Division.

Summary of Program by Expenditures Categories

1. Health and Safety:

At \$0.100 million (0.5%); these capital projects have an urgent requirement for repairs due to concerns of a health and safety hazard;

2. Legislated/City Policy:

Nil for 2022; these capital projects are required by the Provincial or Federal legislation or compliance with City Policy;

3. State of Good Repair:

At \$14.905 million (74.5%); these capital projects are for the maintenance, repair or replacement of existing assets including asset rehabilitation required to meet health and safety issues or extend the useful life of the asset by 10 or more years;

4. Service Improvement:

At \$5.000 million (25%); these capital projects are for improvement of service delivery above the current Council-approved standard or provides for the introduction of new services; and

5. Growth Related:

Nil for 2022; these capital projects support the growth and development across the City.

For information purpose only, at the bottom of the Appendix 'A' spreadsheet for each asset, as well as, on the summary sheet, there is a separate table showing the SOGR Building Assessment Backlog, the annual SOGR requirement, the SOGR submission for that year and the net SOGR backlog remaining for that same year, which is above and beyond the allowable net capital program funding.

As discussed in the summary, the overall net budget of \$15.455 million for 2022 will not adequately address all the essential items arising from recently completed state-of-good-repair building assessments that include the Enercare Centre, the Coliseum Complex along with revised assessment of other buildings, the Storm Water Management, Beanfield Centre, Food Building, and Heritage Structures.

2022 Project Details

All budgets include estimated costs for engineering, construction, in-house work, project management, disbursements, and administrative charges where applicable but exclude the H.S.T.

1. Pre-Engineering (\$0.175 million)

a) Study, Investigate, Design, Engineer, Check Various Buildings (\$0.175)

This program is critical to the success of planning and executing the annual Capital Works Program. It provides funds for studies and investigations to determine project schedules and to establish costs for present and future required work. This pre-engineering work ensures the development of a relevant and realistic Capital Works Budget.

2. Parks, Parking Lots and Roads (\$6.000 million)

a) Soil Remediation at Parking Lot 851 (\$5.000 million)

This project involves the removal and disposal of contaminated soil from the Parking Lot 851 to support the Phase 2 Hotel development, which follows the Province of Ontario Regulation 153/04. More specifically, the Regulation states a future development site shall have no soil and groundwater contaminants above the level set by MECP (Ministry of Environment Conservation and Parks). Exhibition Place is responsible for these costs under the existing Phase 1 Lease provisions.

b) Underground Sewer Piping Relocation at Parking Lot 851 (\$0.750 million)

Existing sewer piping and associated underground piping infrastructure at the Parking Lot 851 is old and will have to be replaced and relocated.

c) Sidewalks, Pathways Road & Lots - AODA (\$0.050 million)

This program is aimed at preventing deterioration of various sidewalks, pathways, and road sections on the grounds to avoid and reduce public liability and to comply with the AODA regulations for the safety of all visitors. Aside from the replacement of the damaged section of road surfaces for the Indy track, Exhibition Place will also be starting to implement the repair recommendations of the 2015 Parking Study. These recommendations include resurface and overlay of deteriorated parking lots based on priority.

d) Street & Parking Lots Lighting Retrofit (\$0.150 million)

This project aims to replace existing end-of-life light standards with upgraded energy efficient LED lighting to locations where necessary. Exhibition Place has 140 cobra pole street lights which were installed over 25 years ago. These poles and the lighting fixtures are past their rated life span and require retrofit on an ongoing basis. Providing adequate and moral lighting in public areas and parking lots is required by the AODA. This budget allows only for the upgrades as outlined based on priority needs.

e) Build Curb Stop Replacement (\$0.050 million)

Each building on Exhibition Place is supplied with water, both potable and fire protection water through single or multiple mains. On each main, there is a main building isolation valve outside of the building called a curb stop. This is the first phase of a multi-phased project to replace the isolation valves which shut the water in the event of a maintenance requirement or breakage of the system inside the building.

Some of the above mentioned valves are over 80 years old and are located in the ground exposed to the elements resulting in corrosion of the valve stems and degradation of the valve. In the past, these valves have only been activated in the event of a system maintenance event inside the building or a catastrophic failure which could result in flood conditions and damage inside the building. The older the value the more difficult it is to actuate the valve to the closed position, sometimes resulting in valve stem failure leaving the valve open and unable to be closed.

The City's insurer FM Global has now made it a requirement to exercise these valves monthly to mitigate risk to the systems which they serve. By excavating and replacing these valves with modern more robust fully functioning valves, this risk is reduced.

3. Mechanical/Electrical & Communication Infrastructure - (\$0.550 million)

a) Building Automation System (\$0.050 million)

Energy efficient systems are the key to a greener Exhibition Place and thus the city. Some of the present automation systems such as Johnson Controls, automatic logic, GE Fanuc, etc. at the Exhibition Place are not functioning as required and need replacement. Maintaining energy efficient systems in good working order translates to a lower utilities cost and less exertion on the environment. Efficient equipment, proper programming, on lighting power on or off, directional input to AHU, cooling and heating are all part of the program.

a) Transformers, Switchgears and Circuit Breakers (61 Sets in 38 Locations) Replacement in all Substations (\$0.100 million)

This program will maintain all building and voltage power equipment some of which are over 70 years old. Unplanned outages or failure of the substation equipment could cause shows or events to be shut down for days as replacements are sought. As importantly, this program is to maintain safety standards for staff working in this high risk area.

c) Replace Fibre Optic Cables Grounds Wide (\$0.100 million)

The original fibre optic cable system is starting to break down, resulting in communication problems. When there is a communication problem due to the breakdown of the Fibre optic cable system, Exhibition Place loses monitoring of fire alarm systems and the building automation systems. Therefore, replacement and upgrades to our existing Fibre optic cable to meet today and future needs is urgently recommended.

d) Upgrade Communication Infrastructure (\$0.200 million)

Since its installation, the existing system has served its purpose providing a stable communication system for the operations of Exhibition Place and its partners. The average life span of a radio system is 10 to 12 years. It is time to renew the system as operations have been expanding.

e) Fluorescent Light Fixtures - Various (\$0.100 million)

Fluorescent lighting system has been installed within various buildings. Existing Lamps and ballasts are at the end of their life and Exhibition Place has embarked on a program to gradually replace this system with new energy efficient and maintenance free LED lamps. This project fulfills our objectives of grid supply electricity reduction (Fluorescent to LED) and public safety concerns.

4. Enercare Centre (\$1.370 million)

a) Replace Southwest Curtain Wall with Triple Glazing (\$0.200 million)

There is considerable glazing in the south façade. These are sealed thermal units dating from the construction of the building in 1996. Although there is not any noted failures listed in the assessment, but as most references consider 20 years to be the reliable service life of an insulated glass unit. It is anticipated the requirement to replace these existing units with higher grade units of triple glazing and filled with argon gas. It is recommended to replace these glazing systems.

The Galleria glazing is a high quality framing system and was well executed. There are no significant broken seals except one unit (measuring approximately 6' by 8') that has lost its outer glazing. As for the remaining glazing, if recent alerts are to be accepted, it will likely have to be replaced before it reaches 20-25 years of age. In this case it is anticipated the requirement to replace the existing glazing with higher grade units - triple glazing.

Elements of building envelop are the most areas that use a lot of energy and least energy efficient. Double glazing is no longer the best and the latest technology is available for triple glazing in any future window replacement.

b) Retrofit Existing Movable Huffcore Walls in Halls (in phases) (\$0.220 million)

This project is to retrofit the existing movable huffcore walls in the Halls allowing them to be rented out without being bothered by the activities of the adjacent areas. The existing huffcore walls at the Halls need to be retrofitted in due course.

This installation wall sections are capital in nature and cannot afford to be funded from operating budget. Existing service agreement does not cover major installation or replacement. Without the ability to isolate the large halls from neighboring area with other on-going operation, our ability to satisfy show market request is reduced, thus resulting in loss of show revenue.

c) Acoustic Wall Replacement in Meeting Rooms (in phases) (\$0.250 million)

This project is to retrofit the existing Acoustic walls in the meeting rooms allowing them to be rented out without being bothered by the activities of the adjacent areas. The existing acoustic walls are at the end of their service life and require replacement.

This installation wall sections are capital in nature and cannot afford to be funded from operating budget. Existing service agreement does not cover major installation or replacement. Without the ability to isolate the meeting rooms from neighboring area with other on-going operation, our ability to satisfy show market request is reduced, thus resulting in loss of show revenue.

d) Retrofit Cooling Towers (\$0.070 million)- design

This project is essential to enhance the Enercare Centre as a major trade show and convention facility. It is desired to make the building easy to use and appealing to potential events and show organizers and thus increase revenues. The cooling tower exhaust is integral to the HVAC system for the building. Without its proper functioning, the building cannot be rented out and will violate the building code and operational standard. Design work is scheduled to be complete in 2022 with the implementation in 2023.

e) Replace Pump and Piping Loops for Boiler System (\$0.185 million)

The heating plant consists of three hot water boilers. Each boiler has a dedicated circulating pump. There is a stand-by pump that can be used for any of the boilers if one of the main pumps fails. The hot water heating piping is subdivided into one primary and two secondary loops. Each loop is hydraulically separated while allowing interchange of water between the loops. These pumps are required to be replaced by then as recommended by the study.

The Enercare Centre boiler plant occupies a room of about 450 sq. m. in an area on the second floor mechanical space. The boiler plant room contains the building hot water heating boilers, associated primary and secondary heating loop pumps, and domestic hot water boilers with two storage tanks. All boilers are connected to a common branching with exhaust stack terminated above the roof in the north-east corner of the boiler plant room.

The updated building assessment pointed out this is a high priority measure to be taken as soon as possible before the elements are getting too deteriorated to be retrofit.

f) Elevators Retrofit (\$0.050 million)

Enercare Centre has five elevators that were manufactured and installed in 1996 with the opening of the building:

Elevator #1 - West kitchen Elevator; Elevator #2 – Management Office Elevator; Elevator #3 - North Galleria Elevator; Elevator #4 - South Galleria Elevator; Elevator #5 - Heritage Court Elevator. The only elevators that operate from the underground parking level are: NW corner Elevator #5 and SE corner Elevators #3 and #4. The most usage during shows is for the elevators #3 and #4 that are providing access to the Galleria where most of the entrances for the shows are located. Elevators #3, #4 & #5 were retrofitted in 2018/2019. Elevators #1 & #2 remain to be retrofitted.

As all the elevators are over 20 year old at this time, purchasing parts from external suppliers have become difficult. To avoid this, the alternative is to have the parts manufactured and repaired locally, which are becoming extremely costly. Based on the age and current condition of the equipment a major control modernization must be done for all units within the next ten years.

The updated building assessment pointed out this is a high priority measure to be taken as soon as possible before the elements are getting too deteriorated to be retrofit. Serious health and safety concern for patrons as well as code violation if entrapment becomes injury or worst fatal accident. Design work is scheduled to be complete in 2022 with the implementation in 2023.

g) VFD for AHUs at 3rd Floor (in Phases) (\$0.120 million)

This project is to replace existing Variable Frequency Drive (VFD) for the Air Handling Units (AHU). Project will be completed in phases to reduce burden on the capital budget. Variable Frequency Drives (VFD) save energy, reduce maintenance costs, and increase longevity of the fan motors.

h) Floor Ports Rebuilding (in Phases) (\$0.075 million)

The floor ports rebuild focus on replacing the floor port lid seat frame, then replacement of modular copper Cat5 jade, surface mount boxes, 4 port angled entry, faceplates, 8 port faceplates, mounting brackets, multi-mode fibre termination modules, coax termination module, all electrical terminations and wiring as required. All including testing, certification, and commissioning.

All connectivity is provided to exhibitors through these the floor ports. A floor port is a box built originally under the floor and the cover flush at the floor level. The floor port lid consists of a steel plate with a slotted opening, 5 ½ inch by 1 inch wide to allow for show power to be installed. The underside of the lid cover has a neoprene rubber that outlines the edge of the plate and allows for a seal. 4 screw holes with Allan key screws secure the cover to the box. The size of the lid cover is 18 inches by 19 inches rectangular steel plate. This plate is capable of withstanding heavy loads such as forklifts or heavy equipment. This lid, however, is not waterproof. Water from cleaning of the floor does leak into the box containing all the connections. The drain holes in the bottom of the box are not large enough to drain the water and they are often plugged with wire. Water and moisture stay inside for a long time and the metal box and the steel plate support frame are rusting. Under such conditions the plug and connectivity wire are also rusted. A redesign of the lid and box when rebuild is happening required.

In all trade and consumer shows, connectivity for power, internet, emails, and cell phones are all necessary technology required to be provided to clients and patrons. Without such services, show managers will not choose the facility for their shows.

i) Transformers and Generators Retrofit and Overhaul-Emergency (\$0.100 million)

Enercare Centre was built in 1997 and all electrical components were installed at the same time. There are five substations for the building which have eight 1500KVA, two 2400KVA, four 225KVA and twenty 300KVA transformers for the entire distribution system for the Enercare Centre. They are all at 21 years as of 2018.

According to the building assessment study, transformer and generator retrofit is required by should be in 2022. In general replacement and overhaul of the transformers should start at year 25 which will be in year 2022.

If this project will not be executed, continued and accelerated deterioration will occur. Greater capital restoration cost in future as damages continue to escalate. Increased safety risks to the employees and to the public. Exhibition Place is liable to the exhibitors & show managers for any blackout during their shows.

j) Fire Device Replacement (\$0.100 million)

This project is the first phase of the upgrade of the fire enunciation system field devices. There are over 3200 of these devices which provide the condition sensing for the Fire and Life Safety System. This includes but is not limited to smoke sensors, heat sensors, beacons, strobes, pull stations etc.

These devices are an integral part of the Enercare Centre's Fire and Life Safety System. These devices were installed when the building was constructed and opened in 1997, and are now at the end of their rated life. The main fire panels have all been upgraded in past projects and now it is time to replace the field devices to maintain the reliability required in a venue that host thousands of people.

5. Coliseum Complex (\$0.500 million)

a) Roof Replacement in Phases (\$0.400 million)

This project is to replace the step system roofs of the Industry Building to a white roof membrane to be environmentally friendly solution.

The Industry Building roof replacement is well overdue. It is a built up asphalt roofing system with a fine gravel ballast covering. The gravel stops and other flashings were originally copper. Some of these flashings have been repaired with less expensive metals. It needs to be replaced soon to ensure the integrity of joints. Design is to be completed in 2022 and possibility of installation of photovoltaic will be considered.

The life expectancy of a flat built-up roof is about 25 years. On-going repairs to stop roof leaks and repair the roof system usually begin sometimes in the 20th year until such time a re-roofing is necessary. The roof now shows signs of deterioration and a roofing study in 2006 recommended its replacement in 2012. If a roof leaks, there can be extensive damage to the interior and Exhibition Place is liable to tenants for all damages resulting from a leak and will potentially lose future business and revenue in that building. Reinforcing the roof and adding a green roof will commence after the replacement is complete.

b) Electrical Lighting System in Phases (\$0.100 million)

The existing lighting system is not as energy efficient as it used to be. The advances in technology of LED lighting make it attractive to replace the metal halide lighting with LED lighting system. Lighting control should be upgraded to group dimming. With the advancement of powerful and energy efficient LED light fixtures, the capability of dimming comes at no extra cost. Together with the technology of energy control system such as Encelium, which is now being installed in ECC, will have greater productivity and effectiveness for in-house staff servicing the events, as well as, the flexibility to

tailor the lighting, by individual fixtures, to the requirements of show manager, exhibitors and clients.

6. Queen Elizabeth Building – No project in 2022

7. Other Buildings (\$0.250 million)

a) Various Buildings & Grounds Wide Security Surveillance System/Card Access/CCTV (\$0.100 million)

This program will upgrade the security system throughout the grounds and includes the following:

- Video surveillance cameras located strategically throughout the grounds with a focus on parking areas, perimeter facilities, high security areas, and high incident areas;
- Card access doors located throughout the grounds focused on electrical substations, employee work area access, and leasable space access; and
- Crisis stations strategically placed in the parking garage, reception areas, main public travel routes, and high security areas.

This Exhibition Place security program has focused on addressing three fundamental security elements:

- Addressing security concerns of employees working in environments with a high probability of work place violence;
- Securing critical infrastructure, high hazard/risk locations and the protection of assets; and
- Balancing the need for physical security and ease of access.

b) Public Art & Monument Collection Restoration & Conservation (\$0.050)

- This project relates to the restoration, preservation and conservation of existing collection of public arts and monuments located throughout the grounds.

c) Emergency Command Centre (\$0.100 million)

With larger shows and festivals coming to Exhibition Place and with the ever changing state of security in the world, Exhibition Place is adding infrastructure and technology to be able to operate an Emergency Command Centre (ECC) on site when required. This ECC would operate as a Board Room space when the need for an ECC is not required; however, infrastructure and technology installed through this project would allow for the transition to an ECC quickly and efficiently when required.

World events and the requirement for a joint site command (Police, Fire, & Paramedics), as well as, any other partner would be the justification. Exhibition Place are frequently asked if we have a space that would function as an Emergency Command (Site Command) Centre with the infrastructure and technology required for partners running large scale security events.

8. Beanfield Centre – (\$0.685 million)

a) Interior Walls & Ceiling Finishes (\$0.260 million)

This project is the rejuvenation of the walls, doors and trim work in the Beanfield Centre ballrooms, hallways, and conference rooms.

After 10 years of use, the LEED certified FSC wood surfaces throughout the Beanfield Centre have degraded to the point where it effects the ability to present the Beanfield Centre as Class A conference space. These surfaces cannot be patched and repaired like common architectural features due to their LEED manufacturing processes. This project will replace damaged areas and protective guards to prevent further damages from use from customers and staff.

b) Elevators Retrofit (\$0.350 million)

During the 2008/9 major renovation of Beanfield Centre, budget constraint did not allow for the renovation of the elevators. Currently, retrofit of north-west elevator is underway and budget request for Year 2022 includes retrofit of another elevator. With the new pedestrian bridge completed in 2020, all elevators must be made functional to allow for AODA movement of patrons from the bridge entrance to the main level. The work will replace the present controllers, the door operator, the cab, the leveling valves, the hydraulic pumps and motors, and modernization of security cameras.

c) Danfoss VFD (\$0.075 million)

This project is to replace existing Variable Frequency Drive (VFD) for the fan units. Variable Frequency Drives (VFD) save energy, reduce maintenance costs, and increase longevity of the fan motors.

9. Better Living Centre - No project in 2022

10. General Services Building (\$0.275 million)

a) Interior Walls, Ceiling and Finishes Retrofit (\$0.275 million)

This project includes replacement of interior finishes in high use areas, fire stopping in wall assemblies, staircases and service area wall assemblies. It also includes renovations to make building barrier free to meet City's AODA guidelines.

11. Horse Palace - No project in 2022

12. Food Building (\$0.100 million)

a) Roof Replacement- Design (\$0.100 million)

The Food Building roof was replaced in autumn 2000, with a built-up system including 2-inch thick polyisocyanurate insulation, perlite protection board, 4-ply asphalt and fiberglass felts, and modified bitumen membrane flashings and expansion joints.

Equipment curbs are protected with pre-finished metal flashings. No major leakage has been reported. There was minor ponding over much of the roof surface from time to time. It is estimated that the roof will need major replacement in 20-25 years. At such time, upgrading the insulation to R40 as per the OBC will be necessary.

The 2007 Building Assessment indicated water ponding in the entire roof. Minor repair in between may be necessary. It is recommended that it be replaced in 2022.

If this project will not be executed, continued and accelerated deterioration of the roof will occur. Significant damage will be done every time it rains because of the water penetration to the interior of the building. Greater capital restoration cost in future as damages continue to escalate. Increased safety risks to the employees and to the public. Fulfilling the responsibilities of an owner is required in the executed agreement with the tenant.

13. Press Building - No project in 2022

14. Special Projects (\$0.500 million) -

a) Relocation of Garden of Greek Gods Sculptures (\$0.500 million)

This project is to relocate existing twenty (20) Greek Gods Statues, which are currently in the fenced south courtyard of Horticultural Building at Exhibition Place. The relocations include confirming the feasibility of the new locations; suggest the proper procedures for relocation; method of temporary protection of the statues during relocation; and the engineered foundations design for each statue of different size, shape and weight.

As directed by its Board, Exhibition Place has formed a Working Group, which has as its main purpose achieving the relocation of the Greek Gods.

One of the most significant tasks that the Working Group has undertaken is to determine the possible locations for the new home of the Greek Gods considering: accessibility; site suitability; security of site; relocation costs; ongoing care and maintenance issues; and acceptance of site owner. At the moment, Rose Garden south of Bandshell Park has been identified as the potential area for relocation.

15. Electrical Underground High Voltage Utilities (\$9.600 million)

a) Phase 2 - Consolidate Sub-Stations and Upgrade Code (\$0.500 million - 2022, \$2.000 million - 2023, \$1.800 million - 2024 and \$0.625 million - 2025)

There is a need to replace all underground high and low voltage electrical cables (13,800 volts to 600 volts) and their associated equipment for isolation such as switchgears & grounding. The underground cables are old, some over 50 years old and beginning to fail. These cables supply all the power and life safety services to the buildings on the grounds, as well as, all street lighting and parking lot lighting. The rate of ground fault failures, splice failures, and general cable failures are increasing.

A feasibility study for Exhibition Place high voltage power distribution system and substations was completed at the end of 2017 and approved by the Board. The 8 priorities/phases of the Study to be completed over a 10-year period are as follows:

- Replace frequently failed feeders A32T/A33T to TWX and A34T/A35T to TWX;
- Consolidate indoor mid-air substation of IEX, IWX and FAX;
- Replace poor equipment in various substations due to safety and aging;
- Consolidate BLC substations (BLX, NE, NW, SE, SW) to one 13.8KV substation;
- Upgrade transformer and switchgear at TOX, WANX, and WASX;
- Upgrade switchgears at Beanfield substation;
- Replace cables A81T/A82T/A83T to NTX; and
- Upgrade General Services and Horse Palace substations.

b) Electrical Duct Bank Relocation (\$9.100 million - 50% cost recoveries from the Hotel X Phase 2 development, City's portion of capital funding: \$0.455 million)

To facilitate new Hotel X Phase 2 development, there is a need to relocate and rerouting of existing underground high and low voltage electrical cables (13,800 Volts and 600 Volts) and their associated equipment for isolation such as switchgears and grounding. The underground cables are old some over 50 years and cannot be salvaged. Consultant had evaluated various options to reduce costs of the relocation and provided most cost effective option of \$9.100 million for the relocation. It also includes construction of new duct banks along the Princes' Blvd., relocation of existing Tornado sub-station and renovation of the basement area at BLC to accommodate new electrical services and equipment. Developer has agreed to fund 50% of the relocation costs. Currently, design work is underway to meet the timelines of a new development.

16. Green Energy Initiatives - No project in 2022

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SIGNATURE

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ATTACHMENTS

Appendix 'A' - Proposed 2022-2031 Capital Works Program