REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

New 10-Year Capital Plan and Budget

Date: August 26, 2021
To: Audit Committee
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 project and spending approval for a new 10-year capital plan and budget.

RECOMMENDATIONS

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

1. Approve TO Live's new 10-year capital plan and budget as detailed in Confidential Attachment 1.

2. Upon final approval by Toronto City Council of TO Live's 10-year capital plan and budget in Q1 of 2022, approve all 2022 projects including those with multiyear components listed in Confidential Attachment 1 and all related purchase orders and/or tender awards over $100,000 up to each individual project budget or adjusted budget, not to exceed the available State of Good Repair (SOGR) Council approved funding.

3. 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 is no financial impact other than those listed in the report.

DECISION HISTORY

At its March 12, 2021 meeting, the Board of Directors of TO Live approved the 2021 SOGR projects and spending.

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CT22.3

COMMENTS

TO Live revises its 10-year capital plan and budget on an annual basis. This year, the plan is impacted by two notable elements. The first element was a Building Condition Assessment (BCA) which occurred at Meridian Hall. The second item was the impact of construction costs as a result of COVID-19.

BCAs occur in TO Live venues approximately every five years. It allows an opportunity to evaluate the entire venue, consider new conditions arising since the previous BCA and reprioritize existing plans. The confidential attachment details the full list of projects listed in the BCA. Except for accessibility related projects, this list replaces all previous projects in past 10-year plans. This year the BCA included an ASHRAE Level 2 energy audit which allows for consideration of capital projects with a climate lens in addition to projects required to address SOGR concerns.

The impact of COVID-19 on the construction sector has been universally felt across the industry and includes TO Live projects. The primary impacts to TO Live are on its budgets and schedules. Project schedules are being managed in cooperation with contractors to mitigate impacts. To continue to work within project budgets certain projects have reduced their planned scope to defer work to future years. TO Live's new 10-year capital budget and plan includes additional funding requests to address increased costs related to COVID-19. This, in part, contributes to the request to increase the accessibility funding by $2.174M between 2023 to 2025 or 11.6% of the total multi-year accessibility project budget.

Carry forward amounts listed are current estimates for reference only and not part of the new 10-year capital plan and budget.

CONTACT

Matt Farrell
Vice President of Operations
T: 416-368-6161
Matt.Farrell@tolive.com

William Milne
Vice President of Finance & Administration
T: 416-368-6161
William.Milne@tolive.com

SIGNATURE

Clyde Wagner
President and Chief Executive Officer

ATTACHMENTS

Confidential Attachment 1 - TO Live's 2022-2031 Capital Budget and Plan