

EXHIBITION PLACE

REPORT FOR INFORMATION

February 12, 2008

To: The Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

Subject: 2007 Capital Works Program – Year End Report

Summary:

This year-end report is to update the Board, for its information, on the final progress of the 2007 Capital Works Program. In summary, the 2007 “state-of-good-repair” capital budget for Exhibition Place totalled \$5,947,210, of which \$5,855,258 or 98.5 % was expensed within the 2007 calendar year. In addition to this “state-of-good-repair” budget there were other multi-year energy retrofit projects with a total budget of \$971,500 which were funded totally by outside agencies. Finally, there was the Conference Centre project which received final budget approval in December 2007 at a level of \$46,880,000 which result in a total capital budget envelop for the 2007 fiscal year of \$53,798,710.

Financial Impact:

There is no financial implication arising from this report.

Decision History:

Capital Work Program for any given year usually comprises of the following procedures:

- a) The Board approved the current year budget in July of the previous year;
- b) City Manager recommended the budget to the City Council in November/December of the previous year;
- c) Capital Works starts programming and launch in January of all projects according to logistic and scheduling;
- d) Costs are incurred gradually on the approved program for consultant, in-house work, administrative expenses, project management costs, and construction costs;
- e) Committed costs are updated for information to the Board at each meeting; and
- f) A year-end report is produced for the Board for its information in the beginning of the next calendar year when all invoices and expenses are finalized.



THE BOARD OF GOVERNORS OF EXHIBITION PLACE

Exhibition Place, Toronto, Ontario M6K 3C3 Tel: (416) 263-3600 www.explace.on.ca

Issue Background:

The capital budget progress report indicates to the Board the progress of each project and its expenditure commitments in details throughout the year until the project is complete.

Comments:

As evident from the attached report, 2007 has been an extremely busy year for the Capital Works area.

First, the 2007 "State-of-Good-Repair" capital budget totalled \$5,947,210, of which \$5,855,258 or 98.5 % was expensed within the 2007 calendar year. This capital budget can be broken down as follows: \$1,147,210 for 2006 "state-of-good-repair" capital projects which were carried over from 2006 and fully completed in 2007; and \$4,800,000 "state-of-good-repair" budget items approved for 2007 (details listed in Appendix "A"). Of these State-of-Good-Repair projects, Item #17, \$50,000 is being carried forward from the Food Building budget for the geothermal project in 2008. As well, other unused 2007 funding is being carried over to 2008 for work related to the same categories or buildings.

In addition, there were five multi-year energy retrofit projects (No. 30 to 34 on Appendix "A"), plus three other multi-year energy retrofit projects (No. 35 to 37 on Appendix "A" attached) added during 2007 with a total budget of \$971,500. These budgets are in addition to the above figure of \$5,947,210 and were funded by outside agencies such as the Toronto Atmospheric Fund or the City of Toronto Energy Retrofit Fund. Finally, during 2007, the Conference Centre project became one of the most important activities for Exhibition Place staff. Its final budget of \$46,880,000 was approved by the Board and the City Council in November/December 2007.

Altogether the total dollar value of all Capital Works projects in progress during 2007 was \$53,798,710. Details of the project evolution are noted under the section of the attached spreadsheet.

Contact

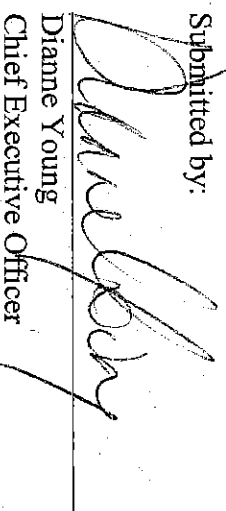
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Submitted by:



Dianne Young

Chief Executive Officer

Attachment(s):

2007 Capital Program Report – Year-End (Appendix "A")

**BOARD OF GOVERNORS OF EXHIBITION PLACE
2007 CAPITAL EXPENDITURE SUMMARY
YEAR END PROGRESS REPORT**

February 12, 2008

| NO. | 2007 PROJECT (07) | PROJECT NO. | 1 APPROVED / REVISED BUDGET | 2 CONSULTING | 3 CONTRACTING | 4 IN-HOUSE WORK | 5 PROJECT MGMT. COSTS | 6 ADMIN. CHARGES | 7 *COMMITTED / RESERVED (2 TO 6) | 8 **BUDGET REMAINING (1 - 7) | 9 COMPLETION TARGET | 10 COMMENTS |
|-----------|--|-------------|--------------------------------------|-----------------|------------------|-----------------------|-----------------------------|------------------------|---|---------------------------------------|---------------------------|--|
| 1 | PRE-ENGINEERING (0072) | | | | | | | | | | | |
| | Study, Investigate, Design, Engineer, Engineer, & Check Various Projects | 77201 | 180,000 | 161,583 | | | 16,000 | 2,034 | 179,617 | 383 | 31-Dec-07 | Program complete; Tri-Gen monitoring on-going; |
| 2 | QUEEN ELIZABETH BUILDING (0073) | | | | | | | | | | | |
| | Replace Chiller & HVAC Equipment | 77302 | 1,285,000 | 10,000 | 1,053,247 | 111,184 | 107,000 | 1,390 | 1,282,821 | 2,179 | 31-Dec-07 | Project Complete; |
| 3 | OTHER BUILDINGS (0074) | | | | | | | | | | | |
| | Security Surveillance System/Card Access/CCTV | 77403 | 150,000 | | 93,430 | 44,069 | 12,500 | | 149,999 | 1 | 31-Dec-07 | Work complete; |
| 4 | OTHER BUILDINGS (0074) | | | | | | | | | | | |
| | Music Bldg - Retrofit Metal Domes Roof | 77404 | 300,000 | 22,000 | 250,868 | | 25,000 | 2,132 | 300,000 | 0 | 31-Dec-07 | Project complete; |
| 5 | OTHER BUILDINGS (0074) | | | | | | | | | | | |
| | Replace Windows, Doors, Floors, & Roof Systems (Funding moved to Automotive Building Conference Centre) | 77405 | 0 | | | | | | 0 | 0 | N/A | |
| 6 | EQUIPMENT (0075) | | | | | | | | | | | |
| | Replace Various Electrical, PBX, & Data Com Equipment | 77506 | 100,000 | | 70,023 | 19,923 | 9,000 | | 98,946 | 1,054 | 31-Dec-07 | Work complete; |
| 7 | EQUIPMENT (0075) | | | | | | | | | | | |
| | Overhaul & Repair Transformers, Switchgears, & Circuit Breakers | 77507 | 200,000 | 9,800 | 156,291 | 17,308 | 16,600 | | 199,999 | 1 | 31-Dec-07 | Work complete; |
| 8 | EQUIPMENT (0075) | | | | | | | | | | | |
| | Purchase & Install Parking Equipment | 77508 | 50,000 | | 45,694 | | 4,200 | | 49,894 | 106 | 31-Dec-07 | Work complete; |
| 9 | EQUIPMENT (0075) | | | | | | | | | | | |
| | Install Load Side Revenue Grade Meter (Funding moved to Automotive Building Conference Centre) | 77509 | 0 | | | | | | 0 | 0 | N/A | |
| 10 | EQUIPMENT (0075) | | | | | | | | | | | |
| | Replace Various Old Mechanical & HVAC Equipment (Funding moved to Automotive Building Conference Centre) | 77510 | 0 | | | | | | 0 | 0 | N/A | |
| 11 | EQUIPMENT (0075) | | | | | | | | | | | |
| | Purchase Various Waste Mgmt Equipment | 77511 | 50,000 | | 45,900 | | 4,100 | | 50,000 | 0 | 31-Dec-07 | Work complete; |
| 12 | EQUIPMENT (0075) | | | | | | | | | | | |
| | Upgrade Plant Mgmt & Building Automation System (Energy Goal) | 77512 | 200,000 | 44,800 | 136,756 | | 16,600 | | 198,156 | 1,844 | 31-Dec-07 | Project complete; |
| 13 | DIRECT ENERGY CENTRE (0076) | | | | | | | | | | | |
| | Install Exit Stair Cases at West Loading Dock | 77613 | 75,000 | 11,050 | 23,084 | 33,919 | 6,500 | | 74,553 | 447 | 31-Dec-07 | Work complete; |
| 14 | DIRECT ENERGY CENTRE (0076) | | | | | | | | | | | |
| | Install East Underground Garage Rapid Door | 77614 | 125,000 | 10,500 | 104,083 | | 10,417 | | 125,000 | 0 | 31-Dec-07 | Project complete; |

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|-----|--|-------------|--------------------------------------|-----------------|------------------|-----------------------|-----------------------------|------------------------|--|-------------------------------------|---------------------------|--|
| 15 | COLISEUM COMPLEX (0077) | | | | | | | | | | | |
| | Install District Heating System - Study | 77715 | 100,000 | 36,700 | 6,120 | 39,645 | 8,300 | | 90,765 | 9,235 | 31-Dec-07 | Work complete; |
| 16 | COLISEUM COMPLEX (0077) | | | | | | | | | | | |
| | West Annex - Replace Roof - Phase I | 77716 | 350,000 | 26,870 | 270,416 | | 35,300 | | 332,586 | 17,414 | 31-Dec-07 | Project complete; |
| 17 | FOOD BUILDING (0081) | | | | | | | | | | | |
| | Replace South Glass Curtain Wall | 78117 | 300,000 | 11,347 | 208,194 | 1,586 | 24,900 | 3,973 | 250,000 | 50,000 | 31-Dec-07 | Project substantially complete; Minor deficiency in spring; \$50,000 carry forward for geothermal project; |
| 18 | FOOD BUILDING (0081) | | | | | | | | | | | |
| | Retrofit Building Envelope | 78118 | 50,000 | 2,353 | 4,026 | 39,156 | 2,300 | | 47,835 | 2,165 | 31-Dec-07 | Project complete; |
| 19 | BETTER LIVING CENTRE (0083) | | | | | | | | | | | |
| | Renovate Loading Dock & Area | 78319 | 50,000 | | 7,558 | 37,985 | 3,900 | | 49,443 | 557 | 31-Dec-07 | Work complete; |
| 20 | ENVIRONMENTAL RESTORATION (0078) | | | | | | | | | | | |
| | Provide Irrigation & Landscaping at the vicinity of Stanley Barracks | 77820 | 250,000 | | 230,000 | | 20,000 | | 250,000 | 0 | 31-Dec-07 | Project complete; |
| 21 | ENVIRONMENTAL RESTORATION (0078) | | | | | | | | | | | |
| | Plant Trees at Various Locations | 77821 | 50,000 | | 45,800 | | 4,200 | | 50,000 | 0 | 31-Dec-07 | Planting complete; |
| 22 | ENVIRONMENTAL RESTORATION (0078) | | | | | | | | | | | |
| | Repair Lake Irrigation System | 77822 | 100,000 | | 92,000 | | 8,000 | | 100,000 | 0 | 31-May-07 | Project complete; |
| 23 | PARKS, PARKING LOTS, & ROADS (0079) | | | | | | | | | | | |
| | Replace Sidewalks, Pathways, Roads, & Lots | 77923 | 100,000 | | 92,000 | | 8,000 | | 100,000 | 0 | 31-May-07 | Project complete; |
| 24 | PARKS, PARKING LOTS, & ROADS (0079) | | | | | | | | | | | |
| | Re-Grade & Retrofit Parking Lot G | 77924 | 175,000 | | 154,629 | 6,371 | 14,000 | | 175,000 | 0 | 31-May-07 | Project complete; |
| 25 | PARKS, PARKING LOTS, & ROADS (0079) | | | | | | | | | | | |
| | Retrofit Lighting at Parking Lot G | 77925 | 100,000 | | 92,000 | | 8,000 | | 100,000 | 0 | 31-May-07 | Project complete; |
| 26 | PARKS, PARKING LOTS, & ROADS (0079) | | | | | | | | | | | |
| | Replace Outdoor Equipment & Furnishings (Equipment Refreshment Priority Listing) | 77926 | 75,000 | | 67,385 | | 4,200 | | 71,585 | 3,415 | 31-Dec-07 | Work complete; |
| 27 | PARKS, PARKING LOTS, & ROADS (0079) | | | | | | | | | | | |
| | Repave & Landscape Lot J by sections | 77927 | 100,000 | | 92,000 | | 8,000 | | 100,000 | 0 | 31-May-07 | Project complete; |
| 28 | PARKS, PARKING LOTS, & ROADS (0079) | | | | | | | | | | | |
| | Replace Flagpole at Bandshell Park | 77928 | 50,000 | | 42,848 | | 4,000 | | 46,848 | 3,152 | 31-Dec-07 | Work complete; |
| 29 | CONFERENCE CENTRE - AUTOMOTIVE BUILDING (0085) | | | | | | | | | | | |
| A | | 78530 | 235,000 | 217,894 | | | 15,000 | 2,106 | 235,000 | 0 | 31-Dec-07 | Project funding complete; |
| | Total Net Program | | 4,800,000 | 564,897 | 3,384,352 | 361,146 | 396,017 | 11,635 | 4,708,047 | 91,953 | | |

1. Administration charges includes printing, ads, permits and legal services etc.

2. Committed/Reserve indicates a legal (contractual) obligation with third party and/or commitment.

3. Budget Remaining indicates approved budgeted funds remaining, which are not contracted or committed as yet.

4. All figures are rounded off to the nearest Thousands; Actual amount to the dollar will be shown in the year-end report in the following year.

5. \$150K is required for the installation of Dufferin St. & Saskatchewan Rd. traffic light by the City Transportation, which is now completed. Funding is provided by various projects indicated in April report.

RFP: Request for Proposal for Consultant
RFQ: Request for Quotation for Contractor

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2007 CAPITAL EXPENDITURE SUMMARY
YEAR END PROGRESS REPORT**

February 12, 2008

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|-----|-------------------|-------------|--------------------------------------|-----------------|------------------|-----------------------|-----------------------------|------------------------|---|-------------------------------------|---------------------------|----------------|
|-----|-------------------|-------------|--------------------------------------|-----------------|------------------|-----------------------|-----------------------------|------------------------|---|-------------------------------------|---------------------------|----------------|

| | | | | | | | | | | | | |
|----|---|-------|-------------------|------------------|----------|----------|---------------|--------------|------------------|-------------------|-----------|--|
| 29 | CONFERENCE CENTRE - AUTOMOTIVE BUILDING (0085) | | | | | | | | | | | |
| A | EP 2007 Capital Program Funding | 78530 | 235,000 | 217,894 | | | 15,000 | 2,106 | 235,000 | 0 | | Main Tender in progress; Tender closes March 04, 2008; |
| | EP 2008 Capital Program Funding | | 1,625,000 | | | | | | 0 | 1,625,000 | | |
| | City Council Funding | | 39,000,000 | 1,992,000 | | | | | 1,992,000 | 37,008,000 | 31-Dec-09 | |
| B | EP Capital Reserve Funding | | 2,020,000 | | | | | | 0 | 2,020,000 | | |
| | Food Services - Third Party Budget | | 4,000,000 | | | | | | 0 | 4,000,000 | | |
| | TOTAL - CONFERENCE CENTRE | | 46,880,000 | 2,209,894 | 0 | 0 | 15,000 | 2,106 | 2,227,000 | 44,653,000 | | |

**BOARD OF GOVERNORS OF EXHIBITION PLACE
2007 CAPITAL EXPENDITURE SUMMARY - ENERGY RETROFIT PROGRAM
YEAR END PROGRESS REPORT**

February 12, 2008

| NO. | 2005 - 2007 PROJECTS (05/06/07) | PROJECT NO. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|--------------------------------------|--|-------------|---------------------------|----------------|------------------|---------------|---------------------|----------------|--------------------------------|--------------------------|-------------------|---------------------|
| | | | APPROVED / REVISED BUDGET | CONSULTING | CONTRACTING | IN-HOUSE WORK | PROJECT MGMT. COSTS | ADMIN. CHARGES | *COMMITTED / RESERVED (2 TO 6) | **BUDGET REMAINING (1-7) | COMPLETION TARGET | COMMENTS |
| 30 | SELF SUFFICIENCY STUDY (0082) (2006-2007) | | | | | | | | | | | |
| | Self Sufficiency Study | 68227 | 85,000 | 85,000 | | | | | 85,000 | 0 | 31-Dec-07 | Study complete; |
| 31 | NATIONAL TRADE CENTRE (0068) (2005-2007) | | | | | | | | | | | |
| | Tri-Generation Plant | 56833 | 4,400,000 | 282,190 | 4,109,827 | | | 7,983 | 4,400,000 | 0 | 31-Dec-07 | Project complete; |
| 32 | ENERGY RETROFIT PROGRAM (0069) (2005-2007) | | | | | | | | | | | |
| | Five Building Energy Retrofit - Design Build Contract | 56934 | 1,575,000 | | 1,570,414 | 1,169 | | 1,335 | 1,572,918 | 2,082 | 31-Dec-07 | Project complete; |
| 33 | HORSE PALACE (0070) (2005-2006) | | | | | | | | | | | |
| | Photovoltaic Pilot Project | 57035 | 1,100,000 | 26,717 | 1,054,386 | 15,855 | | 3,042 | 1,100,000 | 0 | 31-Dec-07 | Project complete; |
| 34 | NATIONAL TRADE CENTRE (0071) (2005-2006) | | | | | | | | | | | |
| | Lighting Retrofit in Halls | 57136 | 800,000 | 58,132 | 740,875 | | | 968 | 799,975 | 25 | 31-Dec-07 | Project complete; |
| 35 | INTEGRATED LIGHTING CONTROL RETROFIT AT DIRECT ENERGY CENTRE (0086) (2007-2008) | 78632 | 131,500 | | 131,500 | | | | 131,500 | 0 | 31-Dec-08 | Design in progress; |
| 36 | INTEGRATED CONCENTRATED SOLAR PILOT PROJECT AT HORSE PALACE (0087) (2007-2008) | 78733 | 140,000 | | 100,000 | | | | 100,000 | 40,000 | 31-Dec-08 | Design in progress; |
| 37 | GEOTHERMAL SYSTEM AT PRESS BUILDING & LIGHTING RETROFIT (0088) (2007-2008) (\$600k FOR 2008) | 78834 | 700,000 | 45,000 | 430,000 | | | | 475,000 | 225,000 | 31-Dec-08 | Design in progress; |
| Total Energy Retrofit Program | | | 8,931,500 | 497,039 | 8,137,002 | 17,024 | 0 | 13,328 | 8,664,393 | 267,107 | | |

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