

17

## EXHIBITION PLACE

July 14, 2008

To: The Board of Governors of Exhibition Place

From: Finance & Audit Committee

Subject: **2009 CAPITAL WORKS BUDGET AS PART OF THE TEN-YEAR (2009-2018) PROGRAM SUBMISSION**

### ACTION REQUIRED

#### Summary:

This report outlines, in details, the proposed 2009 Capital Works Program as part of a ten-year program submission. The City practice is to set budget targets for 10 year cycle although detailed review is done on an annual basis and specific project details can be adjusted each year. This procedure allows the Board to adjust their current program each year based on changing needs and priorities.

The proposed program for 2009 totals to \$5.090 Million. Besides the usual line programs established in previous year, there are three (3) priority projects: (1) with the opening of the Conference Centre in 2009, masonry repair to the Automotive Building is of utmost importance; (2) completion of the third phase of the West Annex roof replacement program to reinforce the roof structure to support a new green roof on top is the priority; (3) with an agreement for SunEdison to supply and install the one-megawatt photovoltaic system, roof replacement in Better Living Centre and Horse Palace is urgent.

#### Recommendation(s):

**It is recommended that the Board approve the 2009 Capital Works Budget as part of the ten-year (2009-2018) proposed program submission to the City of Toronto.**

#### Financial Implications:

The proposed 2009 Capital Works Program totals \$5.090 Million as a base budget to be funded by the City and an additional \$6.000 Million for Green Energy Initiatives which will need to be funded outside the City base budget through grants or other government programs.

#### Decision History:

Preparation of the annual Capital budget begins each year in May. A report of recommended program is submitted to the Board for its July meeting. The approved current Capital Works Program report which is formulated within a ten-year program is then officially submitted to City Finance Department in August for consideration as part of the City's capital budget review and approval by Council scheduled for December 8, 2008.

**TORONTO**

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THE BOARD OF GOVERNORS OF EXHIBITION PLACE

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At its meeting of July 14, 2008 the Finance & Audit Committee considered and reviewed subject report and adopted a motion to recommend that the Board approve the recommendation.

Comments:

Attached as Appendix "A" is the proposed Ten-Year (2009-2018) Capital Works Program for Exhibition Place. The Ten-Year Program incorporates the guidelines and policies as established by the Finance Department of the City of Toronto.

In 2007, after meeting with the City Manager, Deputy City Manager and Chief Financial Officer, Exhibition Place was given a set of targets for its capital works program of \$5.000M for 2009 to 2012. However, these targets are subject to Council deliberation and possible reductions as the City review process continues. No targets have been given for years 2013 to 2018.

In order to formulate the Capital Program and as required by the City CFO, building assessments were carried out for all the non-tenanted buildings during 2005 to 2007. The results of these assessments are either included in the ten-year capital program or shown as the "Building Assessment Backlog" if they have not been accommodated. While the program for 2009 to 2010 are within the budgetary targets set by the City, Exhibition Place staff are requesting an increase of this target to \$6.0M annually for the years 2011 to 2012, \$7.3M for 2013 to 2017, and 9.9M for 2018 in recognition of the capital requirements detailed in the building assessments. If the \$5.0M was maintained, the backlog figure would increase from \$33.8M to \$52.2M.

The proposed 2009 Capital Works Program totalling \$5.090 Million is budgeted in accordance with the following five categories established by the City of Toronto:

- i. Health and Safety (5.21% for 2009) – A capital project having an urgent requirement for repairs due to concerns of a health and safety hazard.
- ii. Legislated/City Policy (7.86% for 2009) – Capital expenditure required by the Provincial or Federal legislation or compliance with City Policy.
- iii. State of Good Repair (78.78% for 2009) – A capital project that allows 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.
- iv. Service Improvement (8.15% for 2009) – Any capital project that improves service delivery above the current Council-approved standard or provides for the introduction of new services.
- v. Growth Related (none for 2009) – Any capital project that supports growth and development across the City.

Outlined below is a summary showing the capital budgets approved by City Council for the last 5 years and the respective expenditures for the Capital Works Program.

Year	Approved Budget	Expenditure
2004	\$4.917M	\$4.300M
2005	\$5.550M	\$5.500M
2006	\$5.325M	\$5.200M
2007	\$4.800M	\$4.710M
2008	\$5.000M	Estimated \$4.900M

In accordance with City policy, the cost of permanent staff devoted directly to the development and implementation of the Capital Works Program estimated at \$0.419M for 2009 is included within each specific sub-project.

The following is an outline of the eleven main projects within the 2009 Capital Works NET Program in order of priority and one project to be funded by other sources. All budgets include estimated costs for construction, project management, engineering, disbursements, and administrative charges where applicable but exclude G.S.T.

Due to budget constraint with the given target at \$5.000M for 2009, this funding ability is not going to address all concerns arising from the nine (9) state-of-good-repair building assessments completed in the last three years. For information only, at the bottom of each building project spread sheet as well as on the summary sheet is a separate line showing the state-of-good-repair Building Assessment Backlog which is above and beyond the allowable net program funding.

#### 1. Pre-Engineering Program (\$0.100M)

This program supports all necessary pre-engineering services for the study, investigation, design and engineering to ensure successful planning and execution of the Ten-Year Capital Works Program and is vital to the success of the annual budget. City Council in 2005 directed that assessments be undertaken on all City buildings. At the end of last year, a total of nine (9) buildings were completed at Exhibition Place, Exhibition Place intends to complete two (2) more assessments (Stanley Barracks and Bandsell Dressing Rooms) in 2009. This line item also targets the required work and budget preparation for the 2009 and 2010 projects; along with unexpected concerns that arise during a given year and need to be assessed.

#### 2. Other Buildings (\$1.360M)

(a) Automotive Building – Masonry Walls: An amount of \$1.135M is proposed in 2009 to commence retrofit work of masonry panels, parapet wall, and joints re-pointing on the north entrance, the southeast corner and window spandrel panels, where masonry deteriorations were identified in the building assessment report. A consultant was engaged to do further investigation, prioritization, and design so that construction can start as early as possible. A significant amount is slated for restoration in future years for this work for the remaining exterior walls and entrances of the building.

(b) Princes' Gates – Architrave, Columns, Arch, & Pylons: The Board had received staff budget reports in the past concerning the deterioration of the Princes' Gates. Since 2004, all nine ceremonial columns in the north side of the Central Arch of the Gates have been replaced for \$0.830M. As well in 2006 and 2007, \$1.300M was spent on the replacement of the North Architrave, which is sitting on top of the columns. No work was proposed in 2008. It is proposed that \$0.050M be approved for 2009 to do the necessary design for the South Columns replacement in 2010 and 2011. Integrity of the structure is currently being inspected each year by structural consultant to ensure it is safe.

(c) Various Buildings – Windows, Doors, Floors, Minor Roof Replacements, and Washroom Fixtures: Repeating the general budget of 2008, a line program of \$0.100M is proposed in 2009 for on-going isolated replacement of a washrooms, windows, doors and roof repairs that require the most immediate attention. The Better Living Centre would be a priority for washroom fixture replacement given that this building is now actively used for shows all year.

(d) Security Surveillance - Buildings and Grounds-wide: The grounds-wide program addresses issues of risk management, staff and public liability. It allows funding for the purchase of equipment such as CCTV, card access, cameras and colour monitors using either wireless or hardwired technologies. Card access readers will control the security of buildings and all electrical substations. Security alarm systems can be installed at remote buildings and locations of importance. In 2009, \$0.075M is proposed for this purpose.

### 3. Better Living Centre (\$1.240M)

Exhibition Place is in negotiation stage with SunEdison Canada to supply and install a one megawatt photovoltaic system on the roof of three buildings (new Allstream Centre, Horse Palace west side and Better Living Centre). The Better Living Centre has the potential of carrying over 4,340 models with over 780,000 Watt DC (or 585,000 Watt AC) capacity. As part of the proposed agreement with SunEdison, the Board is required to replace any deteriorated roof systems. The Better Living Centre roof is over 20 years old and needs to be replaced prior to the installation. Fifty percent of the total roof replacement cost (\$1.240M) is being proposed to be funded from our Capital Works Program budget. The remaining 50% is being carried under the funding of Green Energy Initiatives, in which funding shall be obtained from other sources such as Toronto Green Energy Fund.

### 4. Equipment (\$0.575M)

(a) Purchase New Financial System: Due to amalgamation of Direct Energy Centre and Exhibition Place programs, a new consolidated financial system is required. \$0.100M was budgeted for 2008 to start this process and \$0.075M is proposed in 2009 to complete the switchover to one financial system.

(b) Electrical/PBX Equipment: Established in 2000, this line program of electrical equipment replacement with \$0.1150M in 2009 provide for various electrical equipment needed to continue the provision of a profitable revenue (average of \$1 million annually) in electrical service for shows and exhibitors. Added to this program in 2005, is the investment in telecom and IT

equipment, which is also a profit centre for the Board. This capital investment maintains the effectiveness and profitability of these services.

(c) Electrical Substations: This line program maintains the needed replacement of high and low voltage power equipment, which is generally 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 and installed. \$0.100M is proposed in 2009 for replacement of circuit breakers, switchgears, feeder cables and transformers.

(d) Waste Management Equipment: This line program of \$0.150M provides for equipment to adapt to the City's policy of 80% reduction by 2010. With the Conference Centre slated to complete in 2009, the waste stream from it will impact the goal of 80% without the purchase of more equipment to handle the added load.

(e) Street Cobra Pole Retrofit and LED Lighting: The traditional street cobra poles lining the major roads in Exhibition Place are deteriorating, especially at their bases. For safety reasons, a program is needed to reinforce those rusted metal bases. At the same time, staff will explore the possibility of introducing LED lighting fixtures. \$0.100M is proposed for 2009 to start this program.

#### 5. Food Building (\$0.240M)

(a) Transformer Replacement: During last year CNE period, staff noticed some unusually high temperatures inside the transformer room and noted some hot spots on the surface of the unit. To ensure the safety of the public, a load capacity test was done to this 208 volt transformer (1250 KVA). The test indicated that the transformer capacity was down to 80% instead of the 100% which is of concern since it could have a catastrophic failure at a peak demand. \$0.140M is proposed for replacement of the transformer and in the interim staff will be temporarily transferring as much load as possible onto the 600 volt transformer for the 2008 CNE.

(b) Ground Floor Washroom: There are four washrooms in the Food Building on the ground floor; second floor only occupies the areas in the west side for two small offices and south side for two washrooms with about 11,000 sq. ft. in total. These washrooms on the ground floor were first retrofitted in the mid nineties and are now deteriorating rapidly. Each year, millions of patrons visit this building and utilizing those washrooms. To keep the fixtures and partition safe and sound, \$0.100M is proposed for this purpose up fitting the toilets, urinals and basins.

#### 6. Coliseum Complex (\$0.645M)

West Annex – Roof Reinforcement and Green Roof: In the last two years (2007 and 2008), Council had approved a total budget of \$1.150M for the replacement of the West Annex roof. In 2009, a budget of \$0.645M is proposed for reinforcing the roof and adding a green roof. This addition of green roof in 2009 will neither effect the roof replacement nor duplicate the work previously completed. This will be an extensive green roof system with minimal maintenance with lightweight engineered soil products with 90% sustainable sources, storm water retention capacity, and indigenous vegetation of sedum, grasses and wildflowers.

## 7. Environmental Restoration (\$0.250M)

(a) Tree Planting: Continuing the commitment of Exhibition Place as a park destination, staff is recommending the tree planting program be continued also in accordance with the City direction to increase the tree canopy. With a focus on native species, \$0.075M is proposed in 2009 for the purpose of planting additional trees and the replacement of damaged or dead native trees.

(b) Landscaping around Automotive Building: With the Allstream Centre scheduled to be reopened in summer 2009, the surrounding area needs to be upgraded in keeping with its new Class "A" status of the new conference centre and also to satisfy the requirements of the Heritage Easement Agreement. A phased project is proposed with \$0.175M in 2009.

### 8. Parks, Parking Lots, Roads (\$0.225M)

(a) Sidewalks, Pathways, Roads, and Lots: \$0.075M is recommended for this line program for the purpose of replacement of various sidewalks, pathways and roadway sections on the grounds. Timely replacements to various areas around the grounds are required to contain damage and reduce public liability.

(b) Equipment Replacement: Increased usage of Exhibition Place facilities leads to the wear and tear and damages to the outdoor equipment which is essential to the business of Exhibition Place and is used for the Canadian National Exhibition and rented to other tenants for their events. This proposed ongoing line program of \$0.050M is to replace the equipment and reinstate the inventory such as bleachers, stages, portable fencing, barriers, ticket booths, etc.

(c) Infrastructure for New CNE Midway: With the next phases of development at Exhibition Place being anticipated, the CNE midway will need to be relocated. The CNE midway currently generates over \$3,000,000 in revenue annually. In order to accommodate this relocation and ensure efficient operation of the midway, a line program for new utilities in ground services is required. This will include a grid of new electrical portals, underground conduit runs to accommodate rides and games currently covered at surface level with removable asphalt patching, sanitary sewer services and water services. Such infrastructure improvement of \$0.100M in 2009 will eliminate tripping hazards and provide flexibility to accommodate the midway.

(d) New Driveway for Pedestrian Crosswalk and Bicycle Lane Connecting to Lakeshore Blvd. and Ontario Place (\$0.090M): A signalized new intersection is being proposed by Waterfront Toronto as part of the upgrades to the Martin Goodman Trail running along the north side of Ontario Place. This proposed driveway from Exhibition Place to Lakeshore Blvd. just west of the easterly bridge to Ontario Place will allow for better exiting from the major parking lots in that location and will also provide friendlier pedestrian and bicycle use crossing to the Martin Goodman Trail and Ontario Place. This driveway across the Lakeshore Blvd. is just 350 meters east of Ontario Drive and would only allow vehicles to exit to Lakeshore Blvd. \$0.090M is proposed for this purpose.

9. Direct Energy Centre (\$0.240M)

(a) Tunnel Leak: Water leak was recently found at the south side of the tunnel linking the Direct Energy Centre and Automotive Building. This leak, if continued, will damage the art work inside the tunnel; so repairs must be done to stop the leaks to avoid further serious damages. \$0.050M is proposed for this work.

(b) Electrical Bus Duct: Automotive Building had been retrofitted with up-to-date bus ducts a few years ago in 2004/05 which was removed to make room for the Conference Centre ballroom. Exhibition Place has salvaged this equipment to be used in the Direct Energy Centre which would allow Exhibition Place to better serve exhibitors with high power consumption needs in shows such as CMITS, Hortex, Print World. Installation in new halls of the Direct Energy Centre will eliminate using transformer units on the show floor and cable on the floor causing trip hazards. A three-year line program to install this equipment in Direct Energy Centre is proposed. \$0.190M is proposed for Hall "A". Halls "B" and "C" will be introduced in 2010 and 2011 respectively.

10. Press Building (\$0.075M)

Attic Insulation: Now that the geothermal system installation will be up and running in late July, we need to look at the building envelope which is the most important element for energy efficient buildings. The building assessment report highlights deficiencies in this category. Without proper insulation and tight windows and doors, the energy savings brought upon by the geothermal system is wasted. Therefore, the \$0.075M proposed for adding insulation to the attic of this building is a priority. Further energy efficiency measures will be introduced in the following year of 2010.

11. Horse Palace (\$0.050M)

As stated in item # 3 above for Better Living Centre roof replacement, the Horse Palace west side roof is part of the agreement with SunEdison Canada for the installation of photovoltaic arrays. It is Exhibition Place's responsibility to bring the roof up to date prior to the installation. \$0.050M is proposed in 2009 for the necessary investigation and design with the installation of the new roof under item # 16(a).

12. Queen Elizabeth Building – No project in 2009

13. General Services Building – No project in 2009

14. Stanley Barracks – No project in 2009

15. Conference Centre – Continuation of 2008 funding

16. Green Energy Initiatives Program (\$6.550M) (Funding from Other Sources)

In addition to the Net Program described above, the Board each year has adopted a proposed Energy Efficiency Program which is aimed at the achievement of the 2010 energy self-sufficiency

goal. Throughout the year, Exhibition Place staff participate in funding applications that would allow these projects to proceed.

(a) Horse Palace – West Side Roof Replacement (\$1.000M): As mentioned in item #11, the installation of the roof replacement in the west side requires separate funding from the Green Energy Initiatives program.

(b) Better Living Centre – Roof Replacement (\$1.240M): This project is under the same scenario as described under items #3 and 11 and as above. Separate funding of \$1.240M is required for this roof replacement project.

(c) Equipment – Replace Plant Management & Building Automation System (\$0.500M): The operation of Exhibition Place involves managing its many older buildings. At present there is a mixture of systems on the grounds some of which are not functioning properly. Technology in this area has also changed drastically in recent years. For Exhibition Place to achieve its target of energy self-sufficiency by 2010 it will need a modern consolidated plan management and building automation system to monitor and control energy usage, deal with power load shedding, and monitor plant and building equipment and the environment. This item was proposed in last year submission; however, no separate funding has been secured. However, staff are exploring other means of being able to move this project forward in 2009.

(d) General Services Building – New Green Emergency Generator (\$0.350M): The 2007 building assessment recommended the addition of a dedicated emergency generator for the General Services Building given that this is the central location of all security and fire protection monitoring. This budget would allow the purchase of a new natural gas generator for the GS Building. Toronto Hydro has a program for purchasing stand-by generation through natural gas generators and it may be possible to participate in this program. This item was also proposed last year, but no separate funding has been secured.

(e) Music Building – Window Replacement (\$0.350M): The existing single glazed and wood frame windows are in a serious deteriorated condition. A 2006 study recommended replacing them with double-glazed panes in metal frames.

(f) Better Living Centre – Replace Clerestory & Large Panel Side Lites/Transoms Windows (\$0.610M): The existing windows are single glazed and large panes of untempered glass. Installation of energy efficient glazing and tempered proof glass windows will improve safety and energy efficiency. No funding has been secured as the item above.

(g) Coliseum Complex, Mid-Arch – Back-Pressure Turbine (\$0.900M): The back-pressure steam turbine is an electrical generator which would utilize steam pressure produced by the Mid-Arch gas-fired boilers to produce electricity. Steam is produced at approximately 150 pounds per square inch in the boiler but then is normally reduced for distribution down to about 27 pounds per square inch with a pressure reduction valve. A back-pressure turbine is used to drop the steam pressure to the distribution pressure instead of the pressure reducing valve and the by-product is the electricity produced. Annual savings are expected to be around \$80,000.

(h) Direct Energy Centre – Steam-Sourced Absorption Chiller (\$1,050M): Similar to the Tri-Generation system, where summer heat from the engine can be used for space cooling, a 5<sup>th</sup> chiller can use steam (instead of hot water) from the new Mid-Arch boilers. This measure will avoid operation of electric-sourced cooling entirely for mild weather conditions and when exhibitors are not using the Halls. This program will generate approximately \$150,000 on annual savings.

17. Special Projects – No project in 2009.

Contact:

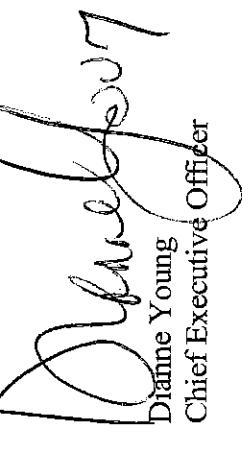
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EXHIBITION PLACE  
PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM

July 8, 2008

Projects/Subprojects (In Priority Order)	APPROVED 2008  SUMMARY	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
		2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
<b>DOLLARS IN THOUSANDS</b>														
I. Prior Year Approved - No Activity in 2009:							-						-	
II. Prior Year Approved - With Activity in 2009:							-						-	
III. Prior Year Approved - Change of Scope in 2009 or Beyond:							-						-	
4 (part of) Equipment - New Financial System	100	75	-	-	-	-	75	-	-	-	-	-	75	
6 (part of) Coliseum Complex - West Annex Roof	800	645	-	-	-	-	645	-	-	-	-	-	645	
(I + II + III) Sub-total	900	720	-	-	-	-	720	-	-	-	-	-	720	
IV. New Projects:													-	
1. Pre-Engineering Program	100	100	100	100	100	100	500	75	75	75	75	75	375	875
2. Other Buildings	600	1,360	1,750	2,250	2,500	2,200	10,060	1,075	1,150	75	75	575	2,950	13,010
3. Better Living Centre	150	1,240	500	-	-	340	2,080	830	-	900	435	2,800	4,965	7,045
4. Equipment	425	500	900	850	400	400	3,050	350	450	1,050	250	200	2,300	5,350
5. Food Building	-	240	-	-	-	-	240	435	160	-	830	-	1,425	1,665
6. Coliseum Complex	500	-	300	1,165	1,825	3,535	6,825	2,780	3,790	2,290	1,510	-	10,370	17,195
7. Environmental Restoration	325	250	465	550	125	125	1,515	225	125	225	125	225	925	2,440
8. Parks, Parking Lots and Roads	125	315	500	425	475	300	2,015	250	250	350	450	800	2,100	4,115
9. Direct Energy Centre	-	240	220	460	475	125	1,520	485	425	1,210	2,285	1,575	5,980	7,500
10. Press Building	100	75	200	200	100	-	575	-	-	-	120	-	120	695
11. Horse Palace	-	50	-	-	-	-	50	120	350	780	790	600	2,640	2,690
12. Queen Elizabeth Building	-	-	65	-	-	-	65	450	260	140	305	-	1,155	1,220
13. General Services Building	150	-	-	-	-	175	175	225	265	205	50	-	745	920
14. Stanley Barracks	-	-	-	-	-	-	-	-	-	-	-	3,050	3,050	3,050
15. Conference Centre	1,625	-	-	-	-	-	-	-	-	-	-	-	-	-
(IV) Sub-Total	4,100	4,370	5,000	6,000	6,000	7,300	28,670	7,300	7,300	7,300	7,300	9,900	39,100	67,770
NET PROGRAM (I + II + III + IV) TOTAL	5,000	5,090	5,000	6,000	6,000	7,300	29,390	7,300	7,300	7,300	7,300	9,900	39,100	68,490
Other Projects:							-						-	
16. Green Energy Initiative	9,205	6,000	9,020	870	1,000	750	17,640	750	800	750	-	-	2,300	19,940
17. Special Projects	-	-	2,250	1,000	-	-	3,250	-	-	-	-	-	-	3,250
TOTAL - OTHER PROJECTS	9,205	6,000	11,270	1,870	1,000	750	20,890	750	800	750	-	-	2,300	23,190

**EXHIBITION PLACE  
PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
<b>DOLLARS IN THOUSANDS</b>															
I. Prior Year Approved - No Activity in 2009:															
II. Prior Year Approved - With Activity in 2009:															
III. Prior Year Approved - Change of Scope in 2009 or Beyond:															
( I + II + III ) Sub-Total															
IV. New Projects:															
1. Studying, Investigating, Designing, Engineering, & Checking at Various Buildings & Projects (IV)	100	3	100	100	100	100	100	500	75	75	75	75	75	375	875
( IV ) Sub-Total	100		100	100	100	100	100	500	75	75	75	75	75	375	875
NET PROGRAM (I+II+III+IV) TOTAL	100		100	100	100	100	100	500	75	75	75	75	75	375	875
2008 Projects:															
PAGE TOTAL	100		100	100	100	100	100	500	75	75	75	75	75	375	875

**NOTE:**

- A. (IV) implies - project status IV
- B. "1" implies the highest priority under the projects & sub-projects listing
- C. Legend for Categories:
  - 1. Health & Safety
  - 2. Legislated/City Policy
  - 3. State of Good Repair
  - 4. Service Improvements
  - 5. Growth Related

**PROJECT STATUS (2009)**

- |     |   |
|-----|---|
| I   | Prior Year Approved - No Activity in 2009                             |
| II  | Prior Year Approved - Previous Years Cashflow - With Activity in 2009 |
| III | Prior Year Approved - Change of Scope in 2009 or Beyond               |
| IV  | New - 2009 Stand-Alone  |
| V   | New - 2009 Phased Projects - Starting 2009                            |
| VI  | New - Future Year (2010 & Beyond)                                     |

**EXHIBITION PLACE  
PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)	
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)		
DOLLARS IN THOUSANDS																
I. Prior-Year Approved - No Activity in 2009:																
II. Prior-Year Approved - With Activity in 2009:																
III. Prior Year Approved - Change of Scope in 2009 or Beyond:																
( I + II + III ) Sub-Total:																
IV. New Projects:																
1. Automotive Building (1929 Listed) - Masonry Wall (V)	100	3	1,135	1,000	1,000	1,000	500	4,635						500	500	5,135
2. Princes' Gates (1927 designated) - Architrave, Column, Central Arch, & Pylon (V)		3	50	500	1,000	1,400	1,600	4,550	1,000	1,000				2,000	2,000	6,550
3. Various Buildings - Windows, Doors, Floors, Roof Systems, & Washroom Fixtures (IV)	150	3	100	100	100	100	100	500	75	75	75	75	75	375	375	875
4. Various Buildings & Grounds Wide Security Surveillance System/Card Access/CCTV (IV)	125	1	75	150	150			375		75				75	75	450
( IV ) Sub-Total:	375		1,360	1,750	2,250	2,500	2,200	10,060	1,075	1,150	75	75	575	2,950	2,950	13,010
NET PROGRAM ( I + II + III + IV ) TOTAL:	375		1,360	1,750	2,250	2,500	2,200	10,060	1,075	1,150	75	75	575	2,950	2,950	13,010
2008 Projects:																
1. Music Building (1907 designated 9,800 sq. ft.) - Replace Main Domes Metal Roof & Membrane	225	3														
PAGE TOTAL:	600		1,360	1,750	2,250	2,500	2,200	10,060	1,075	1,150	75	75	575	2,950	2,950	13,010

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvement 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

June 25, 2008

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS					10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	
<b>3. BETTER LIVING CENTRE</b> <b>EXH006</b> <b>(1962 - Historically Listed - 213,000 sq. ft.)</b>														
<b>DOLLARS IN THOUSANDS</b>														
Prior Year Approved - No Activity in 2009:														
Prior Year Approved - With Activity in 2009:														
I. Prior Year Approved - Change of Scope in 2009 or Beyond:														
(I + II + III) Sub-Total														
IV. New Projects:														
1. Roof Replacement (See project no. 16 also) (IV)		3	1,240					1,240						1,240
2. Interior Walls, Ceilings & Finishes - Relocation of Storage Bldg. Due to LRT (VI)		3		250			175	425		200			200	625
3. Cash Office Relocation from Queen Elizabeth Building (IV)		1		250				250				300	300	550
4. Life Safety & Code Issue (VI)		1						100					100	100
5. Structural Deficiencies (VI)		3					165	165						165
6. Building Envelope Deficiencies (VI)		3						630		415	435			1,480
7. HVAC & Plumbing Deficiencies (VI)		3						100		100				200
8. Electrical Deficiencies (VI)		3								185				185
9. Auto Sprinkler & Voice Evacuation System (VI)		2										2,500	2,500	2,500
(IV) Sub-Total			1,240	500			340	2,080	830	900	435	2,800	4,965	7,044
NET PROGRAM (I + II + III + IV) TOTAL			1,240	500			340	2,080	830	900	435	2,800	4,965	7,044
V. 2008 Projects:														
1. Add Building Lateral Bracing & Repair Steel Beam Seating (V)	150	3												
PAGE TOTAL	150		1,240	500			340	2,080	830	900	435	2,800	4,965	7,044

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
<b>DOLLARS IN THOUSANDS</b>															
I. Prior-Year Approved - No Activity in 2009:															
II. Prior-Year Approved - With Activity in 2009:															
III. Prior Year Approved - Change of Scope in 2009 or Beyond:															
1. New Financial System Due to Amalgamation (V)	100	4	75					75							75
(I + II + III) Sub-Total	100		75					75							75
IV. New Projects:															
1. Various Electrical Equipment & PBX/Data Com for Show Services (IV)	175	4	150	250	200	200	200	1,000	200	200	200	200	200	1,000	2,000
2. Transformers, Switchgears, Circuit Breakers & Feeders (61 Sets in 38 Locations) Replacement in all Substations (IV)	150	3	100	200	200	200	100	800	100	100	100			300	1,100
3. Waste Management Equipment (IV)		2	150	150	150			450							450
4. Street Cobra Lighting Replacement & LED Path Light (IV)		3	100	50	50			200			100			100	300
5. Various Old Mechanical & HVAC Equipment (IV)	50	3		50	50		50	150	50		50			100	250
6. Load Side Revenue Grade Meters (IV)	50	2		50	50			100		100	100			200	300
7. Compactor for Various Buildings (IV)		3		50	50			100							100
8. Public Address Systems Retrofit in Various Buildings (IV)		3		50	50			100							100
9. Parking Equipment (IV)		4		50	50		50	150		50		50		100	250
10. Fire Alarm & Panels Replacement in Various Buildings (VI)		3									500			500	500
(IV) Sub-Total	425		500	900	850	400	400	3,050	350	450	1,050	250	200	2,300	5,350
NET PROGRAM (I + II + III + IV) TOTAL	525		575	900	850	400	400	3,125	350	450	1,050	250	200	2,300	5,425
2008 Projects:															
PAGE TOTAL	525		575	900	850	400	400	3,125	350	450	1,050	250	200	2,300	5,425

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

EXHIBITION PLACE  
PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM

**Legend of Categories:** 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

June 25, 2008

**Legend of Categories:** 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

<b>Projects/Sub-Projects (In Priority Order)</b> <b>7. ENVIRONMENTAL RESTORATION</b> <b>EXH009</b>	<b>APPROVED 2008</b>	<b>CATEGORY (1 to 5)</b>	<b>IMMEDIATE FIVE YEARS</b>						<b>FUTURE FIVE YEARS</b>						<b>10 YEAR TOTAL (2009-2018)</b>	
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)		
<b>DOLLARS IN THOUSANDS</b>																
Prior-Year Approved - No Activity in 2009:																
Prior Year Approved - With Activity in 2009:																
Prior Year Approved - Change of Scope in 2009 or Beyond:																
( I + II + III ) Sub-Total																
New Projects:																
1 Tree Planting at Various Locations (IV)	-	75	2	75	75	75	75	375	75	75	75	75	75	375	750	
2. Landscaping Around Automotive Building (V)		3		175	150	125		450								450
3. Irrigation & Landscaping at the vicinity of Stanley Barracks (Ph. II & Ph. III) (IV)		250	2		240	350		590								590
4. Lake Irrigation & Supply System Retrofit (VI)		3					50	50	100	150	50	150	50	150	550	650
( IV ) Sub-Total	325			250	465	550	125	125	1,515	225	125	225	125	225	925	2,440
NET PROGRAM ( I + II + III + IV ) TOTAL	325			250	465	550	125	125	1,515	225	125	225	125	225	925	2,440
08 Projects:																
PAGE TOTAL	325			250	465	550	125	125	1,515	225	125	225	125	225	925	2,440

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

July 8, 2008

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
<b>DOLLARS IN THOUSANDS</b>															
I. Prior-Year Approved - No Activity in 2009:								-						-	
II. Prior-Year Approved - With Activity in 2009:								-						-	
III. Prior Year Approved - Change of Scope in 2009 or Beyond:								-						-	
(I + II + III - Sub-Total)								-						-	
<b>IV. New Projects:</b>															
1. Sidewalks, Pathways Roads & Lots (IV)	50	3	75	100	100	100	100	475	100	100	100	100	100	500	975
2. Outdoor Equipment & Furnishings (IV)	75	3	50	75	75	75	50	325	50	50	50	50	50	200	525
3. Infrastructure (Utilities) at New CNE Midway Including Washrooms (VI)		4	100	200	200	100	100	700	100	100	200	200	500	1,100	1,800
4. New Entrance Driveway for Pedestrian Crosswalk & Bicycle Lane Connecting to Lakeshore Blvd. & Ontario Place (IV)		4	90					90						-	90
5. Exterior LED Lighting Around Automotive Bldg. (See project no. 16 also) (IV)		3		75					75					-	75
6. Washroom Trailers Retrofit (IV)		3		50	50	50	50	200						-	200
7. Signalization of Princes' Blvd. at Ontario Drive (VI)		4				150		150						-	150
8. Reconfiguration of the Intersection of BC Drive & Lakeshore Blvd. West (VI)		4						-					50	200	250
9. West Bailey Bridge Retrofit (VI)		3						-					50	50	50
( IV ) Sub-Total	125		315	500	425	475	300	2,015	250	250	350	450	800	2,100	4,115
<b>NET PROGRAM (I + II + III + IV TOTAL)</b>	125		315	500	425	475	300	2,015	250	250	350	450	800	2,100	4,115
<b>2008 Projects:</b>								-						-	
<b>PAGE TOTAL</b>	125		315	500	425	475	300	2,015	250	250	350	450	800	2,100	4,115

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

June 25, 2008

**Legend of Categories:** 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

June 25, 2008

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
11. HORSE PALACE EXH270 (1931 - Historically Designated - 334,000 sq.ft.)															
<b>DOLLARS IN THOUSANDS</b>															
. Prior Year Approved - No Activity in 2009:															
I. Prior Year Approved - With Activity in 2009:															
II. Prior Year Approved - Change of Scope in 2009 or Beyond:															
(I + II + III) Sub-Total															
V. New Projects:															
1. West Side Roof Replacement (90,000sq.ft.) (See project 16 also) (IV)			3	50				50							50
2. Life Safety & Code Issues (VI)			1						120						195
3. Interior Walls, Ceilings & Finishes (VI)			3							300	300	310	400		1,310
4. Structural Deficiencies (VI)			3									195	200		395
5. Building Envelope Deficiencies (VI)			3							50	200				250
6. HVAC & Plumbing Deficiencies (VI)			3								180	210			390
7. Electrical Deficiencies (VI)			3								100				100
(IV) Sub-Total				50				50	120	350	780	790	600		2,640
NET PROGRAM (I + II + III + IV) TOTAL				50				50	120	350	780	790	600		2,640
2008 Projects:															
PAGE TOTAL				50				50	120	350	780	790	600		2,640

**Legend of Categories:** 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

#### **EXHIBITION PLACE**

June 25, 2008

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
<b>12. QUEEN ELIZABETH BUILDING</b> <b>EXH290</b> (1956 - Historically Listed - 175,000 sq. ft.)															
<b>DOLLARS IN THOUSANDS</b>															
I. Prior Year Approved - No Activity in 2009:								-							
II. Prior Year Approved - With Activity in 2009:								-							
III. Prior Year Approved - Change of Scope in 2009 or Beyond:								-							
(I + II + III) Sub-Total															
IV. New Projects:															
1. HVAC & Plumbing Deficiencies - Washroom at Exhibit Hall (VI)		3		65				65	330	60		235		625	690
2. Life Safety & Code Issues (VI)		1													
3. Interior Walls, Ceilings & Finishes (VI)		3							120	130	140	70		460	460
4. Structural Deficiencies (VI)		3													
5. Building Envelope Deficiencies (VI)		3													
6. Electrical Deficiencies (VI)		3												70	70
(IV) Sub-Total				65				65	450	260	140	305		1,155	1,220
NET PROGRAM (I + II + III + IV) TOTAL				65				65	450	260	140	305		1,155	1,220
2008 Projects:															
PAGE TOTAL				65				65	450	260	140	305		1,155	1,220

**Legend of Categories:** 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

June 25, 2008

**Legend of Categories:** 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

June 25, 2008

**Legend of Categories:** 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE  
PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
<b>DOLLARS IN THOUSANDS</b>															
I. Prior Year Approved - No Activity in 2009:															
II. Prior Year Approved - With Activity in 2009:															
III. Prior Year Approved - Change of Scope in 2009 or Beyond:															
(I + II + III) Sub-Total:															
IV. New Projects:															
(IV) Sub-Total:															
NET PROGRAM (I + II + III + IV) TOTAL:															
2008 Projects:															
1. Interior Work - Doors, Floors, Ceilings & Walls (IV)	275	3													
2. Electrical System - Security, Meters & Building Automation (IV)	350	3													
3. Mechanical - HVAC & Sprinkler System (IV)	750	3													
4. Building Envelope, Windows & Entrances (IV)	175	3													
5. Design, Engineering & Pricing (IV)	75	3													
PAGE TOTAL:	1,625														

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

Note: \* Part of the overall City Council Approved Budget of \$39,000,000 for 2008 includes \$400,000 to \$600,000 contribution from City Water in Rain Water Harvesting Program.

>Exhibition Place Capital Works Program 2007 - \$235,000

>Exhibition Place Capital Works Program 2008 - \$1,625,000

>Exhibition Place Capital Reserve - \$2,020,000

>City Council - \$39,000,000

>Third Party Funding (Food Services) - \$4,000,000

Total Conference Centre Funding Budget - \$46,880,000

**EXHIBITION PLACE**  
**PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

July 8, 2008

Projects/Sub-Projects (In Priority Order)	APPROVED 2008	CATEGORY (1 to 5)	IMMEDIATE FIVE YEARS						FUTURE FIVE YEARS						10 YEAR TOTAL (2009-2018)
			2009	2010	2011	2012	2013	SUB-TOTAL (2009-2013)	2014	2015	2016	2017	2018	SUB-TOTAL (2014-2018)	
<b>16. GREEN ENERGY INITIATIVES</b> EXH906136 (Funding From Third Party)															
<b>DOLLARS IN THOUSANDS</b>															
I. Prior Year Approved - No Activity in 2009:															
II. Prior Year Approved - With Activity in 2009:															
III. Prior Year Approved - Change of Scope in 2009 or Beyond:															
(I + II + III) Sub-Total															
<b>IV. New Projects:</b>															
1. Horse Palace, BLC & Various Bldgs. - Two 1-MW Photovoltaic Systems (V)	8,250	2		8,000					8,000						8,000
2. Horse Palace - West Side Roof Replacement (See project no. 11 also) (IV)		3	1,000						1,000						1,000
3. Better Living Centre - Roof Replacement (V)		3	1,240						1,240		50	750			2,040
4. Exterior LED Lighting Around Automotive Bldg. (See project no. 8 also) (IV)		3		200					200						200
5. Equipment - Plant Management & Building Automation System (V)		3	500	500	500	750	750	3,000	750	750					4,500
6. General Services Building - New Natural Gas Emergency Generator (IV)		3	350					350							350
7. Music Building - Windows Replacement (IV)		3	350					350							350
8. Better Living Centre - Existing Clerestory Windows and Large Side Lites/Transoms Replacement with Energy Efficient Glazing & Tempered Proof Glass (V)		3	610	320				930							930
9. Various Buildings - Back-Pressure Turbine (IV)		3	900					900							900
10. Various Buildings - Steam-Sourced Absorption Chiller (IV)		3	1,050					1,050							1,050
11. General Services Bldg. - Install Natural Gas Generator (Vi)		3			120			120							120
12. Various Buildings - Rain Water Harvesting (Vi)		2			250	250		500							500
(IV) Sub-Total	8,250		6,000	9,020	870	1,000	750	17,640	750	800	750				2,300
<b>NET PROGRAM (I + II + III + IV) TOTAL</b>	<b>8,250</b>		<b>6,000</b>	<b>9,020</b>	<b>870</b>	<b>1,000</b>	<b>750</b>	<b>17,640</b>	<b>750</b>	<b>800</b>	<b>750</b>				<b>2,300</b>
<b>2008 Projects:</b>															
1. HVAC & Lighting - Replace Old Steam Boilers at Coliseum Complex & G. S. Building & GS Lighting Retrofit (2008) (IV)	955	3													
<b>FUNDING FROM THIRD PARTY/OTHER SOURCES</b>	<b>955</b>														
<b>PAGE TOTAL</b>	<b>9,205</b>		<b>6,000</b>	<b>9,020</b>	<b>870</b>	<b>1,000</b>	<b>750</b>	<b>17,640</b>	<b>750</b>	<b>800</b>	<b>750</b>				<b>2,300</b>
															<b>19,940</b>

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related

**EXHIBITION PLACE  
PROPOSED ( 2009 - 2018 ) CAPITAL WORKS PROGRAM**

<b>Projects/Sub-Projects (In Priority Order)</b> <b>17. SPECIAL PROJECTS</b> <b>(Funding from Third Party)</b>	<b>APPROVED 2008</b>	<b>CATEGORY (1 to 5)</b>	<b>IMMEDIATE FIVE YEARS</b>					<b>FUTURE FIVE YEARS</b>					<b>10 YEAR TOTAL (2009-2018)</b>	
			2009	2010	2011	2012	2013	<b>SUB-TOTAL (2009-2013)</b>	2014	2015	2016	2017	2018	
<b>DOLLARS IN THOUSANDS</b>														
Prior Year Approved - No Activity in 2009:														
Prior Year Approved - With Activity in 2009:														
Prior Year Approved - Change of Scope in 2009 or Beyond:														
		<b>(I+II+III) Sub-Total</b>												
New Projects:														
I. Better Living Centre - Basement Extension (VI)		4		2,250	1,000			3,250						3,250
		<b>(IV) Sub-Total</b>						3,250						3,250
		<b>NET PROGRAM (I + II + III + IV) TOTAL</b>						2,250	1,000					3,250
08 Projects:														
<b>FUNDING FROM THIRD PARTY/OTHER SOURCES</b>														
		<b>PAGE TOTAL</b>						2,250	1,000					3,250

Legend of Categories: 1. Health & Safety 2. Legislated/City Policy 3. State of Good Repair 4. Service Improvements 5. Growth Related