



Ms. Kirsten Walli
Board Secretary
Ontario Energy Board
2300 Yonge Street, 27th Floor
Toronto, Ontario M4P 1E4
Boardsec@oeb.ca

November 26, 2019

Sent via RESS and Email

Dear Ms. Walli,

RE: Interrogatory Responses in EB-2019-0022- Class C Updates

On November 5, 2019, Brantford Power Inc. ("BPI") provided responses to its interrogatories in the above-mentioned case. As part of its responses to B-Staff-20a) and SEC-BPI-10, BPI committed to provide an update once it had received a Class C estimate for its Facility Relocation project.

BPI is now providing additional materials related to its Class C estimate as promised in its original Interrogatory responses and in a letter dated November 21, 2019.

Please do not hesitate to contact me with any questions,

Original Signed By

Oana Stefan
Manager of Regulatory Affairs
Brantford Power Inc.
Box 308, Brantford, Ontario N3T 5N8
Phone 519-751-3522 ext. 5477
ostefan@brantford.ca

B-Staff-20

Ref 1: Brantford Power, IRM Attachment A, Page 39

Ref 2: Brantford Power, IRM Attachment A, Page 21-22

The current construction estimate is a Class D estimate. Brantford Power anticipates having a Class C estimate in September 2019.

- a) Please provide the status of the Class C estimate and provide the Class C estimate when it is available.

BPI Supplemental Response:

BPI has received the Class C estimate from its construction manager, and in turn has made adjustments to the project budget together with its project manager. The following tables outline the impact of these updates to the total project budget as well as the allocation of costs among the tenant areas in the facilities.

BPI notes that as the project has made progress, some other adjustments impacting the allocations of space and cost in the building project, namely those set out in the table below.

An updated set of drawings reflecting the above changes has been attached as IR-Appendix G.

BPI has provided an ICM model which incorporates the changes for illustrative purposes as IR-Appendix H.

| Change | Impact(s) |
|---|--|
| Updates to the space layouts in the office area, including updated second floor layouts provided by the architect for the project; | Square footage allocations among tenants and allocation of costs. |
| Combining BPI and Energy+'s garages into one shared garage | Reduction in Garage costs, increase of 4,295 square feet (shared among BPI and Energy+) |
| BPI has begun the process for the severance of a portion of the existing land and as a result has received an updated acreage for the total saleable land, which has been incorporated into the updated calculations (see updated ICM Table 17 below). | Increase of 109k in cost allocated to land to be sold, resulting in a project budget decrease. |
| Bases on clarification regarding the FF&E budget, an amount of \$300k previously allocated to be shared with Energy+ has now been allocated solely to BPI. These were the budgets for A/V Equipment and Communications Equipment reference in the response to B-Staff-24. | No net impact on overall project budget; increase in shared costs allocated to BPI, decrease in shared costs allocated to Energy+. |

The tables below show the impacts of the Class C updates to tables ICM 11-A to 11-D from the original application:

| ICM Table 11-A Savannah Oaks Project Budget - Class C Update | |
|---|----------------------|
| Projected Cost - Total Building | |
| Construction, Soft Costs, Permits and Fees | \$ 18,247,643 |
| Land and Building | \$ 8,560,884 |
| Building Capital Cost | \$ 26,808,526 |
| Furniture, Fixtures and Equipment | \$ 851,000 |
| Total Proposed Budget | \$ 27,659,526 |

| ICM Table 11-B Savannah Oaks Allocation of Space & Costs Class C Update | | | | | |
|--|----------------|----------------------|----------------------------|------------------------------|--|
| | Square Feet | Cost | Allocation of Shared Space | % of non-common Space (Sqft) | |
| BPI | 53,017 | \$ 9,020,445 | 63,628 | 53.1% | |
| Energy+ | 15,679 | \$ 3,557,067 | 26,290 | 21.9% | |
| Shared - BPI and Energy+ | 21,222 | \$ 8,798,757 | - | 0.0% | |
| Common - all parties | 14,901 | \$ 1,805,605 | 14,901 | 0.0% | |
| Affiliate | 4,657 | \$ 564,252 | 4,657 | 3.9% | |
| Tenant 3 | 25,273 | \$ 3,062,401 | 25,273 | 21.1% | |
| Total Space | 134,747 | \$ 26,808,526 | 134,747 | 100.0% | |

| ICM Table 11-C Savannah Oaks Fully Allocated- Allocation of Space & Costs Class C Update | | | |
|---|----------------|-----------|-------------------|
| | Square Feet | Cost | |
| BPI | 71,539 | \$ | 14,378,438 |
| Energy+ | 29,558 | \$ | 8,352,524 |
| Affiliate | 5,235 | \$ | 634,407 |
| Tenant 3 | 28,415 | \$ | 3,443,157 |
| Total Space | 134,747 | \$ | 26,808,526 |

| ICM Table 11- D Savannah Oaks BPI Estimated Rate Impact Class C Update | |
|---|----------------------|
| Cost | |
| Fully Allocated BPI Cost | \$ 14,378,438 |
| Add: FFF&E Allocated to BPI | \$ 649,750.00 |
| Total Incremental Capital - BPI Portion only | \$ 15,028,188 |

The table below outlines the updated calculations for the land to be sold/retained:

| ICM Table 17: Adjustment for Severable Land - Class C Update | | | |
|--|------------------|----------------------|--------------------------|
| Component | Acreage | Assessed Value | Allocated Purchase Price |
| 29 Tallgrass Court | 4.7 | 1,210,000 | \$ 1,122,530 |
| Additional Excess Land | 10.4 | 2,340,000 | \$ 2,170,843 |
| Pond and Embankment | 13.5 | \$ - | \$ - |
| Improved Portion- Land | 17.7 | \$ 4,430,000 | \$ 4,109,759 |
| Improved Portion-Building | | \$ 4,470,000 | \$ 4,146,867 |
| Total | 46.4 | \$ 12,450,000 | \$ 11,550,000 |
| Portion of 29 Tallgrass Court to be Kept for Use (acres) | 0.79 | | |
| Total Useful Land Above (acres) | 32.86 | a | |
| Value of Land Above | \$ 7,403,133 | b | |
| Average Value/Acre | \$ 225,317.48 | c=b/a | |
| Acres of Saleable Land | 14.35 | d | |
| Value of Saleable Land | \$ 3,234,136.466 | e=d*c | |
| Value of Remaining Land & Building | \$ 8,315,863.53 | f=11,550,000-e | |

SEC-BPI-10

[Appendix A ICM Application, p.39] BPI notes that it expects to have a Class C budget by September 2019. Please provide a copy of that budget and explain all variances between the Class D budget included in the application, and the Class C budget.

BPI Supplemental Response:

Please see the materials provided above in Supplemental Response to B-Staff-20a) for the updated Class C budget. The project variances are captured in the table below:

| ICM Table 11-A Savannah Oaks Project Budget - Class C Update | | | | |
|---|--|-------------------|-----------------------|-----------------------|
| | Projected Cost - Total Building | | Class D Amount | Variance |
| Construction, Soft Costs, Permits and Fees | \$ | 18,247,643 | \$ 19,714,948 | \$ (1,467,305) |
| Land and Building | \$ | 8,560,884 | \$ 8,670,102 | \$ (109,219) |
| Building Capital Cost | \$ | 26,808,526 | \$ 28,385,050 | \$ (1,576,524) |
| Furniture, Fixtures and Equipment | \$ | 851,000 | \$ 551,000 | \$ 300,000 |
| Total Proposed Budget | \$ | 27,659,526 | \$ 28,936,050 | \$ (1,276,524) |

Furniture Fixtures and Equipment has increased \$300k as the budget for AV and Communications Equipment has been reclassified to this category (and was previously categorized in the Construction).

Land and building has been adjusted to change the land to be kept as part of the Tallgrass parcel to 0.79 Acres from 1.32 Acres, resulting in a lower amount of the purchase cost being allocated to the land remaining with the facility. This decrease is partly due to BPI's efforts to limit the size of the yard in order to minimize cost.

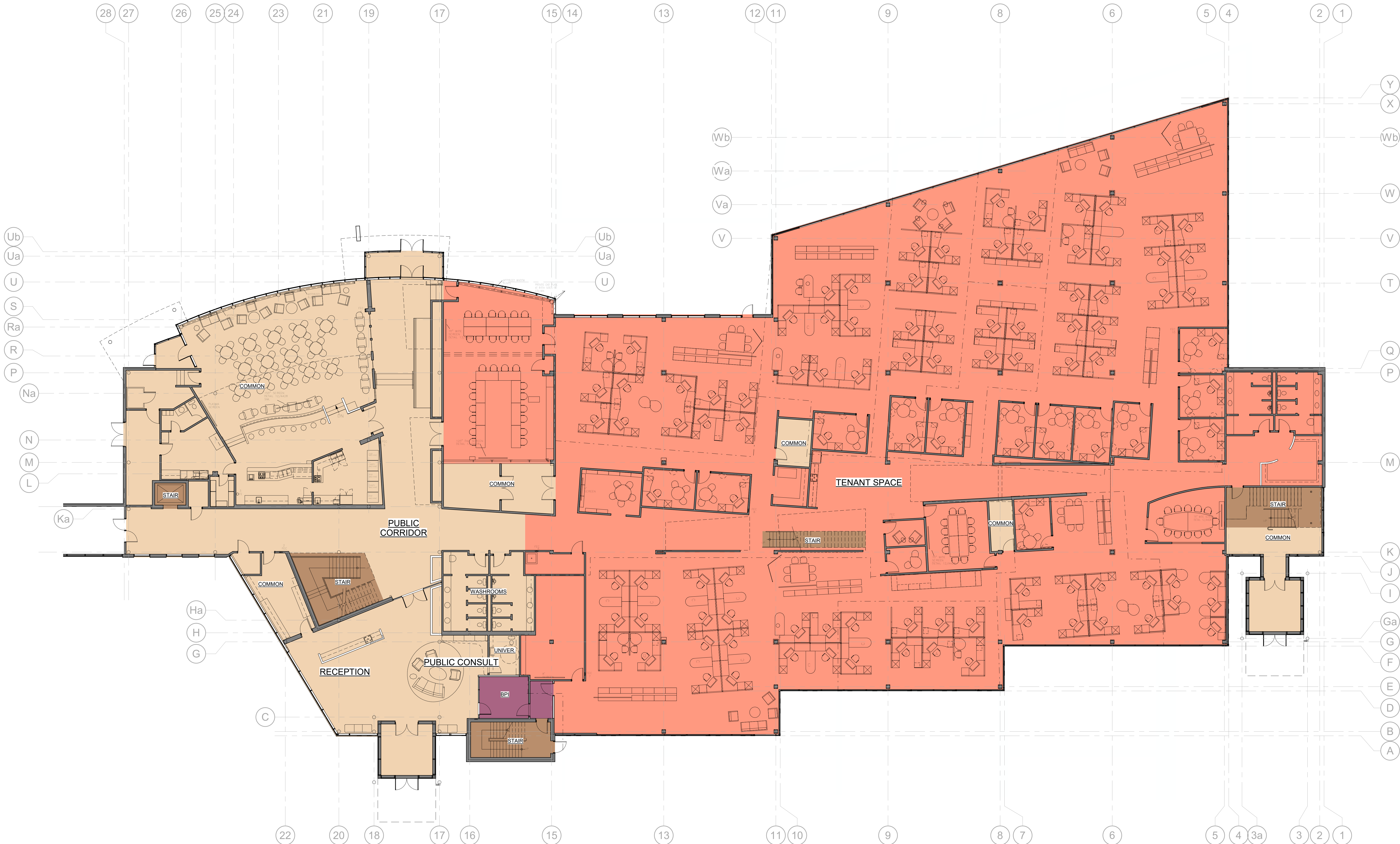
The budgets for soft costs, permits and fees have remained consistent with the budget included in the Application, however the construction costs and contingencies have decreased. Please note, \$300k of the decrease in this line item is related to the re-mapping of FF&E.

While the Class C and Class D budgets are in different formats, making a precise line-by-line analysis difficult, the budget for Garages has decreased, while the budgets for the TDC (Warehouse, Operations and Mechanic's Bay) and Office Area have increased from the Class D.

Interrogatory Attachment G

Updated Building Layout

Do not scale drawings. Construction must check and verify all dimensions and space are shown on the drawings before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without written permission. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
C:\Users\jvelton\Documents\2002 - Brantford Power Inc Renovation_jvelton@brantarchitects.ca.rvt



GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANTS BEST JUDGMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

AREA LEGEND:

- BPI SPACE: AREA = 221,847' (21,19m²)
- TENANT SPACE: AREA = 25272,589' (2347,8m²)
- COMMON SPACE: AREA = 10194,089' (947,06m²)
- STAIRS: AREA = 949,389' (88,2m²)

LEVEL 1 COMBINED AREA = 36537,889' (3403,77m²)

| No. | Date | Revision |
|-----|------|----------|
|-----|------|----------|

| | | |
|--|------------------|-----------------------|
| | Project No. | 20002 |
| | Project Date | 2019-10-23 |
| | Drawn by | Author |
| | Checked by | Checker |
| | Plot Date / Time | 2019-10-23 4:16:06 PM |

150 SAVANNAH OAKS DRIVE
BRANTFORD POWER INC. RENOVATION

LEVEL 1 - OFFICE
BUILDING AREAS PLAN

Drawing Scale: 3/32" = 1'-0"
Status:

Drawing No.

1 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

D2.3

Do not scale drawings. Construction must check and verify all dimensions and noted any discrepancies to the Architect before proceeding with the work. All documents within the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without written permission. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
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GENERAL NOTES

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7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

AREA LEGEND:

- BPI SPACE AREA = 20,557.67sf (1,909.87sqm)
- BHI SPACE AREA = 2,758.97sf (256.41sqm)
- ENERGY+ AREA = 925.70sf (85.24sqm)
- COMMON W/ SPACE AREA = 2,783.98sf (258.57sqm)
- COMMON B/ SPACE AREA = 3,783.09sf (352.39sqm)
- STAIRS AREA = 963.37sf (89.5sqm)
- BPI SPACE/ENERGY+ COMBINED AREA = 21,486.12sf (1,993.41sqm)
- LEVELS 2 COMBINED AREA = 31,756.10sf (2,952.28sqm)

| No. | Date | Revision |
|-----|------|----------|
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| | | |
|--|------------------|-----------------------|
| | Project No. | 20002 |
| | Project Date | 2019-10-23 |
| | Drawn by | Author |
| | Checked by | Checker |
| | Plot Date / Time | 2019-10-23 4:16:09 PM |

150 SAVANNAH OAKS DRIVE
BRANTFORD POWER INC. RENOVATION

LEVEL 2 - OFFICE BUILDING AREAS PLAN

Drawing Scale
3/32" = 1'-0"

Drawing No.

D2.4

1 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

Do not scale drawings. Construction must check and verify all dimensions and noted any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third party. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.

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AREA LEGEND:

- BP SPACE: TOTAL AREA = 25,076.88SF (2318.16m²)
- BP GARAGE: AREA = 16,634.27SF (1531.15m²)
- BP TDC: AREA = 4,542.61SF (419.01m²)
- E+ SPACE: TOTAL AREA = 14,753.12SF (1370.61m²)
- E+ GARAGE: AREA = 13,160.10SF (1216.00m²)
- E+ TDC: AREA = 2,588.41SF (240.56m²)
- COMMON SPACE: AREA = 21,221.59SF (1971.55m²)

TDC TOTAL AREA = 28,266.48SF (2627.8m²)

BP SPACE+ENERGY+ COMMONED AREA = 17,420.88SF (1617.37m²)

1 LEVEL 1 FLOOR PLAN - TDC
1/16" = 1'-0"

GENERAL NOTES

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| No. | Date | Revision |
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| | Project No. | 20002 |
| | Project Date | 2019-10-23 |
| | Drawn by | Author |
| | Checked by | Checker |
| | Plot Date / Time | 2019-10-23 4:16:18 PM |

150 SAVANNAH OAKS
DRIVE
BRANTFORD POWER
INC. RENOVATION

LEVEL 1 - TDC BUILDING
AREAS

Drawing Scale
1/16" = 1'-0"





Status

Drawing No.

D2.5

Interrogatory Attachment H

ICM Model with Class C Impacts

| | | | | | | | | | | | | | | | |
|----|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O |
| 1 | | | | | | | | | | | | | | | |
| 2 |  Ontario Energy Board | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | |
| 5 | <h1>Capital Module</h1> | | | | | | | | | | | | | | |
| 6 | <h2>Applicable to ACM and ICM</h2> | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | |
| 12 | Note: Depending on the selections made below, certain worksheets in this workbook will be hidden. | | | | | | | | | | | | | | |
| 13 | Version 5.00 | | | | | | | | | | | | | | |
| 14 | Utility Name Brantford Power Inc. | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | |
| 17 | Assigned EB Number EB2019-0022 | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | |
| 20 | Name of Contact and Title Oana Stefan, Manager of Regulatory Affairs | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | |
| 22 | Phone Number 519-751-3522 x 5477 | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | |
| 24 | Email Address ostefan@brantford.ca | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | |
| 26 | Is this Capital Module being filed in a CoS or Price-Cap IR Application? Price-Cap IR | | | | | | | | | | | | | | |
| 27 | Rate Year 2020 | | | | | | | | | | | | | | |
| 28 | Indicate the Price-Cap IR Year (1, 2, 3, 4, etc) in which Brantford Power Inc. is applying: 3 | | | | | | | | | | | | | | |
| 29 | Next OEB Scheduled Rebasing Year 2022 | | | | | | | | | | | | | | |
| 30 | | | | | | | | | | | | | | | |
| 31 | | | | | | | | | | | | | | | |
| 32 | Brantford Power Inc. is applying for: ICM Approval | | | | | | | | | | | | | | |
| 33 | | | | | | | | | | | | | | | |
| 34 | Last Rebasing Year: 2017 | | | | | | | | | | | | | | |
| 35 | | | | | | | | | | | | | | | |
| 36 | The most recent complete year for which actual billing and load data exists 2018 | | | | | | | | | | | | | | |
| 37 | | | | | | | | | | | | | | | |
| 38 | | | | | | | | | | | | | | | |
| 39 | | | | | | | | | | | | | | | |
| 40 | Current IPI 1.50% | | | | | | | | | | | | | | |
| 41 | | | | | | | | | | | | | | | |
| 42 | Stretch Factor Assigned to Middle Cohort* III | | | | | | | | | | | | | | |
| 43 | | | | | | | | | | | | | | | |
| 44 | Stretch Factor Value 0.30% | | | | | | | | | | | | | | |
| 45 | | | | | | | | | | | | | | | |
| 46 | Price Cap Index 1.20% | | | | | | | | | | | | | | |
| 47 | | | | | | | | | | | | | | | |
| 48 | Based on the inputs above, the growth factor utilized in the Materiality Threshold Calculation will be determined by: | | | | | | | | | | | | | | |
| 49 | Revenues Based on 2018 Actual Distribution Demand | | | | | | | | | | | | | | |
| 50 | Revenues Based on 2017 Board-Approved Distribution Demand | | | | | | | | | | | | | | |
| 51 | | | | | | | | | | | | | | | |
| 52 | Notes | | | | | | | | | | | | | | |
| 53 |  Pale green cells represent input cells. | | | | | | | | | | | | | | |
| 54 | | | | | | | | | | | | | | | |
| 55 |  Pale blue cells represent drop-down lists. The applicant should select the appropriate item from the drop-down list. | | | | | | | | | | | | | | |
| 56 | | | | | | | | | | | | | | | |
| 57 |  White cells contain fixed values, automatically generated values or formulae. | | | | | | | | | | | | | | |
| 58 | | | | | | | | | | | | | | | |
| 59 | | | | | | | | | | | | | | | |
| 60 | This Workbook Model is protected by copyright and is being made available to you solely for the purpose of filing your ICM application. You may use and copy this model for that purpose, and provide a copy of this model to any person that is advising or assisting you in that regard. Except as indicated above, any copying, reproduction, publication, sale, adaptation, translation, modification, reverse engineering or other use or dissemination of this model without the express written consent of the Ontario Energy Board is prohibited. If you provide a copy of this model to a person that is advising or assisting you in preparing the application or reviewing your draft rate order, you must ensure that the person understands and agrees to the restrictions noted above. | | | | | | | | | | | | | | |
| 61 | While this model has been provided in Excel format and is required to be filed with the applications, the onus remains on the applicant to ensure the accuracy of the data and the results. | | | | | | | | | | | | | | |
| 62 | *As per ACM/ICM policy, the middle cohort stretch factor is applied to all ACM/ICM applications. | | | | | | | | | | | | | | |
| | OEB policies regarding rate-setting and rebasing following distributor consolidations could allow a distributor to not rebase rates for up to ten years. A distributor could also apply for and receive OEB approval to defer rebasing. If a distributor is under Price Cap IR for more than four years after rebasing and applies for an ICM, this spreadsheet will need to be adapted to accommodate those circumstances. The distributor should contact OEB staff to discuss the circumstances so that a customized model can be provided. | | | | | | | | | | | | | | |



Ontario Energy Board

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Select the appropriate rate classes as they appear on your most recent Board-Approved Tariff of Rates and Charges, excluding the MicroFit Class.

How many classes are on your most recent Board-Approved Tariff of Rates and Charges?

8

Select Your Rate Classes from the **Blue Cells** below. Please ensure that a rate class is assigned to each shaded cell.

| | Rate Class Classification |
|---|---------------------------------|
| 1 | RESIDENTIAL |
| 2 | GENERAL SERVICE LESS THAN 50 kW |
| 3 | GENERAL SERVICE 50 TO 4,999 KW |
| 4 | EMBEDDED DISTRIBUTOR |
| 5 | SENTINEL LIGHTING |
| 6 | STREET LIGHTING |
| 7 | UNMETERED SCATTERED LOAD |
| 8 | STANDBY POWER |

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Input the billing determinants associated with Brantford Power Inc.'s Revenues Based on 2018 Actual Distribution Demand. Input the current approved distribution rates. Sheets 4 & 5 calculate the NUMERATOR portion of the growth factor calculation.

2018 Actual Distribution Demand

| Rate Class | Units | Billed Customers or Connections | Billed kWh | Billed kW (if applicable) |
|---------------------------------|--------|---------------------------------|-------------|---------------------------|
| RESIDENTIAL | \$/kWh | 36,595 | 301,310,523 | |
| GENERAL SERVICE LESS THAN 50 KW | \$/kWh | 2,822 | 94,728,588 | |
| GENERAL SERVICE 50 TO 4,999 KW | \$/kW | 487 | 535,922,956 | 1,447,503 |
| EMBEDDED DISTRIBUTOR | \$/kW | 1 | 41,227,723 | 95,219 |
| SENTINEL LIGHTING | \$/kW | 505 | 190,023 | 520 |
| STREET LIGHTING | \$/kW | 5,771 | 7,191,580 | 22,227 |
| UNMETERED SCATTERED LOAD | \$/kWh | 408 | 1,497,429 | |
| STANDBY POWER | \$/kW | | | |

Current Approved Distribution Rates

| Monthly Service Charge | Distribution Volumetric Rate kWh | Distribution Volumetric Rate kW |
|------------------------|----------------------------------|---------------------------------|
| 23.50 | 0.0000 | 0.0000 |
| 30.77 | 0.0081 | 0.0000 |
| 236.93 | 0.0000 | 2.8643 |
| 362.56 | 0.0000 | 2.0121 |
| 4.24 | 0.0000 | 20.3000 |
| 1.45 | 0.0000 | 6.0789 |
| 13.12 | 0.0091 | 0.0000 |
| 0.00 | 0.0000 | 1.7389 |

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Calculation of pro forma 2017 Revenues. No input required.

| Rate Class | 2018 Actual Distribution Demand | | | Current Approved Distribution Rates | | | Service Charge Revenue | Distribution Volumetric Rate Revenue kWh | Distribution Volumetric Rate Revenue kW | Revenues from Rates | Service Charge % Revenue | Distribution Volumetric Rate % Revenue kWh | Distribution Volumetric Rate % Revenue kW | Total % Revenue |
|---------------------------------|---------------------------------|--------------------|---------------------------|-------------------------------------|----------------------------------|---------------------------------|------------------------|--|---|---------------------|--------------------------|--|---|-----------------|
| | Billed Customers or Connections | Billed kWh | Billed kW (if applicable) | Monthly Service Charge | Distribution Volumetric Rate kWh | Distribution Volumetric Rate kW | | | | | | | | |
| | A | B | C | D | E | F | | | | | | | | |
| RESIDENTIAL | 36,595 | 301,310,523 | | 23.50 | 0.0000 | 0.0000 | 10,319,790 | 0 | 0 | 10,319,790 | 100.0% | 0.0% | 0.0% | 56.7% |
| GENERAL SERVICE LESS THAN 50 KW | 2,822 | 94,728,588 | | 30.77 | 0.0081 | 0.0000 | 1,041,995 | 767,302 | 0 | 1,809,297 | 57.6% | 42.4% | 0.0% | 9.9% |
| GENERAL SERVICE 50 TO 4,999 KW | 487 | 535,922,956 | 1,447,503 | 236.93 | 0.0000 | 2.8643 | 1,384,619 | 0 | 4,146,083 | 5,530,702 | 25.0% | 0.0% | 75.0% | 30.4% |
| EMBEDDED DISTRIBUTOR | 1 | 41,227,723 | 95,219 | 362.56 | 0.0000 | 2.0121 | 4,351 | 0 | 191,590 | 195,941 | 2.2% | 0.0% | 97.8% | 1.1% |
| SENTINEL LIGHTING | 505 | 190,023 | 520 | 4.24 | 0.0000 | 20.3000 | 25,694 | 0 | 10,556 | 36,250 | 70.9% | 0.0% | 29.1% | 0.2% |
| STREET LIGHTING | 5,771 | 7,191,580 | 22,227 | 1.45 | 0.0000 | 6.0789 | 100,415 | 0 | 135,116 | 235,531 | 42.6% | 0.0% | 57.4% | 1.3% |
| UNMETERED SCATTERED LOAD | 408 | 1,497,429 | | 13.12 | 0.0091 | 0.0000 | 64,236 | 13,627 | 0 | 77,862 | 82.5% | 17.5% | 0.0% | 0.4% |
| STANDBY POWER | | | | 0.00 | 0.0000 | 1.7389 | 0 | 0 | 0 | 0 | 0.0% | 0.0% | 0.0% | 0.0% |
| Total | 46,589 | 982,068,822 | 1,565,469 | | | | 12,941,100 | 780,928 | 4,483,345 | 18,205,373 | | | | 100.0% |

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Applicants Rate Base

Average Net Fixed Assets

Gross Fixed Assets - Re-based Opening
Add: CWIP Re-based Opening
Re-based Capital Additions
Re-based Capital Disposals
Re-based Capital Retirements
Deduct: CWIP Re-based Closing
Gross Fixed Assets - Re-based Closing
Average Gross Fixed Assets

| | | | | | |
|-----|-------------|---|----|-------------|-------------------|
| \$ | 108,934,858 | A | | | |
| | | B | | | |
| \$ | 3,828,988 | C | | | |
| -\$ | 230,000 | D | | | |
| | | E | | | |
| | | F | | | |
| \$ | 112,533,846 | G | | | |
| | | | \$ | 110,734,352 | $H = (A + G) / 2$ |

Accumulated Depreciation - Re-based Opening
Re-based Depreciation Expense
Re-based Disposals
Re-based Retirements
Accumulated Depreciation - Re-based Closing
Average Accumulated Depreciation

| | | | | | |
|-----|------------|---|----|------------|-------------------|
| \$ | 44,708,799 | I | | | |
| \$ | 3,503,507 | J | | | |
| -\$ | 130,000 | K | | | |
| | | L | | | |
| \$ | 48,082,306 | M | | | |
| | | | \$ | 46,395,553 | $N = (I + M) / 2$ |

Average Net Fixed Assets

\$ 64,338,800 $O = H - N$

Working Capital Allowance

Working Capital Allowance Base
Working Capital Allowance Rate

Working Capital Allowance

| | | | | | |
|----|-------------|---|----|-----------|-------------|
| \$ | 128,865,800 | P | | | |
| | 7.5% | Q | | | |
| | | | \$ | 9,664,935 | $R = P * Q$ |

Rate Base

\$ 74,003,735 $S = O + R$

Return on Rate Base

Deemed ShortTerm Debt %
Deemed Long Term Debt %
Deemed Equity %

| | | | | |
|--------|---|----|------------|-------------|
| 4.00% | T | \$ | 2,960,149 | $W = S * T$ |
| 56.00% | U | \$ | 41,442,091 | $X = S * U$ |
| 40.00% | V | \$ | 29,601,494 | $Y = S * V$ |

Short Term Interest
Long Term Interest
Return on Equity

| | | | | |
|-------|----|----|-----------|---------------------|
| 1.76% | Z | \$ | 52,099 | $AC = W * Z$ |
| 4.29% | AA | \$ | 1,777,125 | $AD = X * AA$ |
| 8.78% | AB | \$ | 2,599,011 | $AE = Y * AB$ |
| | | \$ | 4,428,235 | $AF = AC + AD + AE$ |

Return on Rate Base

Distribution Expenses

OM&A Expenses
Amortization
Ontario Capital Tax
Grossed Up Taxes/PILs
Low Voltage
Transformer Allowance

| | | | | | |
|----|------------|----|----|------------|-----------------------------|
| \$ | 10,091,665 | AG | | | |
| \$ | 3,389,079 | AH | | | |
| \$ | - | AI | | | |
| \$ | 504,976 | AJ | | | |
| \$ | - | AK | | | |
| \$ | 478,993 | AL | | | |
| | | AM | | | |
| | | AN | | | |
| | | AO | | | |
| | | | \$ | 14,464,713 | $AP = \text{SUM} (AG : AO)$ |

Revenue Offsets

Specific Service Charges
Late Payment Charges
Other Distribution Income
Other Income and Deductions

| | | | | | |
|-----|---------|----|-----|-----------|-----------------------------|
| -\$ | 651,903 | AQ | | | |
| -\$ | 235,599 | AR | | | |
| -\$ | 264,212 | AS | | | |
| -\$ | 163,286 | AT | -\$ | 1,315,000 | $AU = \text{SUM} (AQ : AT)$ |

Revenue Requirement from Distribution Rates

\$ 17,577,948 $AV = AF + AP + AU$

Rate Classes Revenue

Rate Classes Revenue - Total (Sheet 4)

\$ 18,205,373 AW

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Input the billing determinants associated with Brantford Power Inc.'s Revenues Based on 2017 Board-Approved Distribution Demand. This sheet calculates the DENOMINATOR portion of the growth factor calculation.
Pro forma Revenue Calculation.

| Rate Class | 2017 Board-Approved Distribution Demand | | | Current Approved Distribution Rates | | | | | | | | | | Total % Revenue |
|---------------------------------|---|--------------------|------------------|-------------------------------------|----------------------------------|---------------------------------|------------------------|--|---|-----------------------------|----------------------------|--|---|-----------------|
| | Billed Customers or Connections | Billed kWh | Billed kW | Monthly Service Charge | Distribution Volumetric Rate kWh | Distribution Volumetric Rate kW | Service Charge Revenue | Distribution Volumetric Rate Revenue kWh | Distribution Volumetric Rate Revenue kW | Total Revenue By Rate Class | Service Charge % Revenue | Distribution Volumetric Rate % Revenue kWh | Distribution Volumetric Rate % Revenue kW | |
| | A | B | C | D | E | F | G | H | I | J | K = G / J _{total} | L = H / J _{total} | M = I / J _{total} | N |
| RESIDENTIAL | 36,433 | 301,593,274 | | 23.50 | 0.0000 | 0.0000 | 10,274,106 | 0 | 0 | 10,274,106 | 57.2% | 0.0% | 0.0% | 57.2% |
| GENERAL SERVICE LESS THAN 50 kW | 2,840 | 103,442,407 | | 30.77 | 0.0081 | 0.0000 | 1,048,642 | 837,883 | 0 | 1,886,525 | 5.8% | 4.7% | 0.0% | 10.5% |
| GENERAL SERVICE 50 TO 4,999 KW | 449 | 496,695,575 | 1,342,821 | 236.93 | 0.0000 | 2.8643 | 1,276,579 | 0 | 3,846,242 | 5,122,821 | 7.1% | 0.0% | 21.4% | 28.5% |
| EMBEDDED DISTRIBUTOR | 2 | 51,013,084 | 139,437 | 362.56 | 0.0000 | 2.0121 | 8,701 | 0 | 280,561 | 289,263 | 0.0% | 0.0% | 1.6% | 1.6% |
| SENTINEL LIGHTING | 597 | 382,297 | 1,155 | 4.24 | 0.0000 | 20.3000 | 30,375 | 0 | 23,447 | 53,822 | 0.2% | 0.0% | 0.1% | 0.3% |
| STREET LIGHTING | 5,849 | 7,460,329 | 22,796 | 1.45 | 0.0000 | 6.0789 | 101,773 | 0 | 138,575 | 240,347 | 0.6% | 0.0% | 0.8% | 1.3% |
| UNMETERED SCATTERED LOAD | 425 | 1,405,154 | | 13.12 | 0.0091 | 0.0000 | 66,912 | 12,787 | 0 | 79,699 | 0.4% | 0.1% | 0.0% | 0.4% |
| STANDBY POWER | | | | 0.00 | 0.0000 | 1.7389 | 0 | 0 | 0 | 0 | 0.0% | 0.0% | 0.0% | 0.0% |
| Total | 46,595 | 961,992,120 | 1,506,209 | | | | 12,807,088 | 850,670 | 4,288,824 | 17,946,583 | | | | 100.0% |

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Current Revenue from Rates

This sheet is used to determine the applicant's most current allocation of revenues (after the most recent revenue to cost ratio adjustment, if applicable) to appropriately allocate the incremental revenue requirement to the classes.

| Rate Class | Current OEB-Approved Base Rates | | | 2018 Actual Distribution Demand | | | Current Base Service Charge Revenue | Current Base Distribution Volumetric Rate kWh Revenue | Current Base Distribution Volumetric Rate kW Revenue | Total Current Base Revenue | Service Charge % Total Revenue | Distribution Volumetric Rate % Total Revenue | Distribution Volumetric Rate % Total Revenue | Total % Revenue |
|---------------------------------|---------------------------------|----------------------------------|---------------------------------|--|---------------------|--------------------|-------------------------------------|---|--|----------------------------|--------------------------------|--|--|-----------------|
| | Monthly Service Charge | Distribution Volumetric Rate kWh | Distribution Volumetric Rate kW | Re-based Billed Customers or Connections | Re-based Billed kWh | Re-based Billed kW | | | | | | | | |
| | A | B | C | D | E | F | G | H | I | J | $L = G / J_{total}$ | $M = H / J_{total}$ | $N = I / J_{total}$ | O |
| RESIDENTIAL | 23.50 | 0 | 0 | 36,595 | 301,310,523 | 0 | 10,319,790 | 0 | 0 | 10,319,790 | 56.69% | 0.00% | 0.00% | 56.7% |
| GENERAL SERVICE LESS THAN 50 kW | 30.77 | 0.0081 | 0 | 2,822 | 94,728,588 | 0 | 1,041,995 | 767,302 | 0 | 1,809,297 | 5.72% | 4.21% | 0.00% | 9.9% |
| GENERAL SERVICE 50 TO 4,999 KW | 236.93 | 0 | 2.8643 | 487 | 535,922,956 | 1,447,503 | 1,384,619 | 0 | 4,146,083 | 5,530,702 | 7.61% | 0.00% | 22.77% | 30.4% |
| EMBEDDED DISTRIBUTOR | 362.56 | 0 | 2.0121 | 1 | 41,227,723 | 95,219 | 4,351 | 0 | 191,590 | 195,941 | 0.02% | 0.00% | 1.05% | 1.1% |
| SENTINEL LIGHTING | 4.24 | 0 | 20.3 | 505 | 190,023 | 520 | 25,694 | 0 | 10,556 | 36,250 | 0.14% | 0.00% | 0.06% | 0.2% |
| STREET LIGHTING | 1.45 | 0 | 6.0789 | 5,771 | 7,191,580 | 22,227 | 100,415 | 0 | 135,116 | 235,531 | 0.55% | 0.00% | 0.74% | 1.3% |
| UNMETERED SCATTERED LOAD | 13.12 | 0.0091 | 0 | 408 | 1,497,429 | 0 | 64,236 | 13,627 | 0 | 77,862 | 0.35% | 0.07% | 0.00% | 0.4% |
| STANDBY POWER | 0.00 | 0 | 1.7389 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% | 0.00% | 0.00% | 0.0% |
| Total | | | | | | | 12,941,100 | 780,928 | 4,483,345 | 18,205,373 | | | | 100.0% |



Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

No Input Required.

Final Materiality Threshold Calculation

$$\text{Threshold Value (\%)} = 1 + \left[\left(\frac{RB}{d} \right) \times (g + PCI \times (1 + g)) \right] \times ((1 + g) \times (1 + PCI))^{n-1} + 10\%$$

| | | |
|--|----------------|----------------------------|
| Cost of Service Rebasing Year | 2017 | |
| Price Cap IR Year in which Application is made | 3 | <i>n</i> |
| Price Cap Index | 1.20% | <i>PCI</i> |
| Growth Factor Calculation | | |
| Revenues Based on 2018 Actual Distribution Demand | \$18,205,373 | |
| Revenues Based on 2017 Board-Approved Distribution Demand | \$17,946,583 | |
| Growth Factor | 1.44% | <i>g (Note 1)</i> |
| Dead Band | 10% | |
| Average Net Fixed Assets | | |
| Gross Fixed Assets Opening | \$ 108,934,858 | |
| Add: CWIP Opening | \$ - | |
| Capital Additions | \$ 3,828,988 | |
| Capital Disposals | -\$ 230,000 | |
| Capital Retirements | \$ - | |
| Deduct: CWIP Closing | \$ - | |
| Gross Fixed Assets - Closing | \$ 112,533,846 | |
| Average Gross Fixed Assets | \$ 110,734,352 | |
| Accumulated Depreciation - Opening | \$ 44,708,799 | |
| Depreciation Expense | \$ 3,503,507 | |
| Disposals | -\$ 130,000 | |
| Retirements | \$ - | |
| Accumulated Depreciation - Closing | \$ 48,082,306 | |
| Average Accumulated Depreciation | \$ 46,395,553 | |
| Average Net Fixed Assets | \$ 64,338,800 | |
| Working Capital Allowance | | |
| Working Capital Allowance Base | \$ 128,865,800 | |
| Working Capital Allowance Rate | 8% | |
| Working Capital Allowance | \$ 9,664,935 | |
| Rate Base | \$ 74,003,735 | <i>RB</i> |
| Depreciation | \$ 3,503,507 | <i>d</i> |
| Threshold Value (varies by Price Cap IR Year subsequent to CoS rebasing) | | |
| Price Cap IR Year 2018 | 166% | |
| Price Cap IR Year 2019 | 168% | |
| Price Cap IR Year 2020 | 169% | |
| Price Cap IR Year 2021 | 171% | |
| Price Cap IR Year 2022 | 172% | |
| Price Cap IR Year 2023 | 174% | |
| Price Cap IR Year 2024 | 176% | |
| Price Cap IR Year 2025 | 178% | |
| Price Cap IR Year 2026 | 179% | |
| Price Cap IR Year 2027 | 181% | |
| Threshold CAPEX | | <i>Threshold Value × d</i> |
| Price Cap IR Year 2018 | \$ 5,821,845 | |
| Price Cap IR Year 2019 | \$ 5,874,180 | |
| Price Cap IR Year 2020 | \$ 5,927,906 | |
| Price Cap IR Year 2021 | \$ 5,983,061 | |
| Price Cap IR Year 2022 | \$ 6,039,684 | |
| Price Cap IR Year 2023 | \$ 6,097,811 | |
| Price Cap IR Year 2024 | \$ 6,157,485 | |
| Price Cap IR Year 2025 | \$ 6,218,746 | |
| Price Cap IR Year 2026 | \$ 6,281,635 | |
| Price Cap IR Year 2027 | \$ 6,346,197 | |

Note 1: The growth factor *g* is annualized, depending on the number of years between the numerator and denominator for the calculation. Typically, for ACM review in a cost of service and in the fourth year of Price Cap IR, the ratio is divided by 2 to annualize it. No division is normally required for the first three years under Price Cap IR.

Identify ALL Proposed ACM and ICM projects and related CAPEX costs in the relevant years

[illegible]

1. For the Cost of Service Test Year, CAPEX refers to the CAPEX approved in the DSP. For subsequent Price CAP IR years, the CAPEX to be entered is the actual CAPEX. For the current Price Cap IR year, the CAPEX to be entered is the proposed CAPEX including any ICM/updated ACM project CAPEX for the year.



Ontario Energy Board

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Incremental Capital Adjustment

Rate Year:

2020

Current Revenue Requirement

| | | |
|-------------------------------------|----|------------|
| Current Revenue Requirement - Total | \$ | 17,577,948 |
|-------------------------------------|----|------------|

A

Eligible Incremental Capital for ACM/ICM Recovery

| | Total Claim | Eligible for ACM/ICM (Full Year Prorated Amount) <i>(from Sheet 10b)</i> |
|------------------------------------|---------------|--|
| Amount of Capital Projects Claimed | \$ 15,028,188 | \$ 13,625,764 |
| Depreciation Expense | \$ 377,292 | \$ 342,083 |
| CCA | \$ 549,951 | \$ 498,630 |

B

C

V

ACM/ICM Incremental Revenue Requirement Based on Eligible Amount in Rate Year

Return on Rate Base

| | | | |
|---|------------------------|------|------------|
| Incremental Capital | | \$ | 13,625,764 |
| Depreciation Expense (prorated to Eligible Incremental Capital) | | \$ | 342,083 |
| Incremental Capital to be included in Rate Base (average NBV in year) | | \$ | 13,454,722 |
| | % of capital structure | | |
| Deemed Short-Term Debt | 4.0% | E \$ | 538,189 |
| Deemed Long-Term Debt | 56.0% | F \$ | 7,534,644 |
| | Rate (%) | | |
| Short-Term Interest | 1.76% | I \$ | 9,472 |
| Long-Term Interest | 4.29% | J \$ | 323,102 |
| Return on Rate Base - Interest | | \$ | 332,574 |
| | % of capital structure | | |
| Deemed Equity % | 40.00% | N \$ | 5,381,889 |
| | Rate (%) | | |
| Return on Rate Base -Equity | 8.78% | O \$ | 472,530 |
| Return on Rate Base - Total | | \$ | 805,104 |

B

C

D = B - C/2

G = D * E

H = D * F

K = G * I

L = H * J

M = K + L

P = D * N

Q = P * O

R = M + Q

Amortization Expense

| | | |
|------------------------------------|------|---------|
| Amortization Expense - Incremental | C \$ | 342,083 |
|------------------------------------|------|---------|

S

Grossed up Taxes/PILs

| | | |
|--|---------|---------|
| Regulatory Taxable Income | O \$ | 472,530 |
| Add Back Amortization Expense (Prorated to Eligible Incremental Capital) | S \$ | 342,083 |
| Deduct CCA (Prorated to Eligible Incremental Capital) | \$ | 498,630 |
| Incremental Taxable Income | \$ | 315,983 |
| Current Tax Rate | 26.5% X | |
| Taxes/PILs Before Gross Up | \$ | 83,735 |
| Grossed-Up Taxes/PILs | \$ | 113,926 |

T

U

V

W = T + U - V

Y = W * X

Z = Y / (1 - X)

Incremental Revenue Requirement

| | | |
|---------------------------------|------|-----------|
| Return on Rate Base - Total | Q \$ | 805,104 |
| Amortization Expense - Total | S \$ | 342,083 |
| Grossed-Up Taxes/PILs | Z \$ | 113,926 |
| Incremental Revenue Requirement | \$ | 1,261,112 |

AA

AB

AC

AD = AA + AB + AC

Capital Module

Applicable to ACM and ICM

Brantford Power Inc.

Calculation of incremental rate rider. Choose one of the 3 options:

Fixed Only Rate Rider

| Rate Class | Distribution | | | Service Charge Revenue | Distribution Volumetric | | Distribution Volumetric Rate Revenue kW | Total Revenue by Rate Class | Billed Customers or Connections | Billed kWh | Billed kW | Service Charge Rate Rider |
|---------------------------------|--------------------------|--|------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|---|-----------------------------|---------------------------------|---------------------|---------------------|---------------------------|
| | Service Charge % Revenue | Distribution Volumetric Rate % Revenue kWh | Volumetric Rate % Revenue kW | | Rate Revenue kWh | Revenue kW | | | | | | |
| | <i>From Sheet 7</i> | <i>From Sheet 7</i> | <i>From Sheet 7</i> | <i>Col C * Col I_{total}</i> | <i>Col D* Col I_{total}</i> | <i>Col E* Col I_{total}</i> | <i>Col I_{total}</i> | | <i>From Sheet 4</i> | <i>From Sheet 4</i> | <i>From Sheet 4</i> | <i>Col F / Col K / 12</i> |
| RESIDENTIAL | 56.69% | 0.00% | 0.00% | 714,867 | 0 | 0 | 714,867 | | 36,595 | 301,310,523 | | 1.63 |
| GENERAL SERVICE LESS THAN 50 KW | 5.72% | 4.21% | 0.00% | 72,181 | 53,152 | 0 | 125,333 | | 2,822 | 94,728,588 | | 3.70 |
| GENERAL SERVICE 50 TO 4,999 KW | 7.61% | 0.00% | 22.77% | 95,915 | 0 | 287,205 | 383,120 | | 487 | 535,922,956 | 1,447,503 | 65.56 |
| EMBEDDED DISTRIBUTOR | 0.02% | 0.00% | 1.05% | 301 | 0 | 13,272 | 13,573 | | 1 | 41,227,723 | 95,219 | 1131.09 |
| SENTINEL LIGHTING | 0.14% | 0.00% | 0.06% | 1,780 | 0 | 731 | 2,511 | | 505 | 190,023 | 520 | 0.41 |
| STREET LIGHTING | 0.55% | 0.00% | 0.74% | 6,956 | 0 | 9,360 | 16,316 | | 5,771 | 7,191,580 | 22,227 | 0.24 |
| UNMETERED SCATTERED LOAD | 0.35% | 0.07% | 0.00% | 4,450 | 944 | 0 | 5,394 | | 408 | 1,497,429 | | 1.10 |
| STANDBY POWER | 0.00% | 0.00% | 0.00% | 0 | 0 | 0 | 0 | | | | | 0.00 |
| Total | 71.08% | 4.29% | 24.63% | 896,449 | 54,096 | 310,568 | 1,261,112 | | 46,589 | 982,068,822 | 1,565,469 | |
| | | | | | | | 1,261,112 | | | | | |

From Sheet 11, E93