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EXHIBITION PLACE

March 12, 1999

TO: The Board of Governors of Exhibition Place

FROM: Danny Chui
Manager, Capital Works

SUBJECT: **CAPITAL WORKS REQUIREMENTS
OF THE CNEA IN FOOD BUILDING**

Recommendation:

It is recommended that this report be received for information only.

Background:

At the 1998 February Board Meeting, staff were requested to report on the fundamental needs of the CNEA for the Food Building in terms of capital expenditure.

Discussion:

The Food Building has over the years played a central role in the CNE program. CNE visitor surveys have shown that approximately 75% of all CNE patrons visit the Food Building and about 30% of all the CNE rental revenues are earned through sales in this building alone. Accordingly, there is a need to maintain this building to standards acceptable to these visitors.

A Food Building Assessment Report was completed in 1991, which identified work required to be carried out in a chronological manner for state-of-good-repair for this building. The report recommended work to be done within a two-year, five-year and ten-year time frame for proper maintenance on building envelope, mechanical and electrical components. Several projects since 1992 (see attached list) have been undertaken based on said recommendations at a total cost of over \$1,323,000, in addition to replacement of PCB transformers and lighting retrofit under separate program. Major work remaining, in addition to 1999 work is wall, ramps and canopies repairs, west wall fountain retrofit and roof system replacement, at an estimated cost of \$1,800,000.

Over the last 15 years, capital expenditures of approximately \$7.5 million were made to the Food Building. Attached as Appendix "A" to this report is a list of these capital expenditures. In the 1999 Capital Budget that was approved by Council at its meeting of March 2 and 3, 1999, the following capital items have been proposed for the Food Building, which total \$450,000:

- (a) Repair of kitchen hoods and exhaust equipment in keeping with the Building Code requirements;
- (b) A new octanorm wall system to replace the damaged and outdated panels; and
- (c) Repair/replacement of the Food Building identification sign on top of the building.

Other capital projects within the Food Building that were requested by CNEA staff during the preparation of the 1999 Capital Budget include:

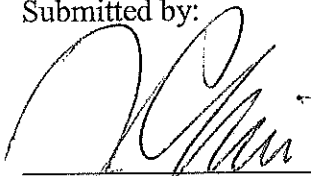
- (a) Installing meters in all exhibitor booths to provide a more accurate consumption record and charge-back system; and
- (b) Removal of existing floor paint and application of a concrete sealant.

These two items will be considered in future capital works programs.

Conclusion

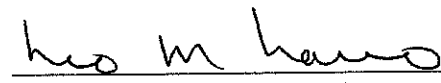
This report intends to provide information, as requested, relating to the needs of the CNEA at the Food Building.

Submitted by:



Manager, Capital Works

Reviewed by:



Interim Director of Operations

DC/bf

Attachment: Appendix "A"

The foregoing report was reviewed by the Executive Committee at its meeting held on March 31, 1999 and is referred to the Board of Governors for INFORMATION.

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APPENDIX "A"

FOOD BUILDING CAPITAL IMPROVEMENT

1984	-	ELECTRICAL SWITCHGEAR	\$ 21,000
1985	-	INTERIOR RENOVATIONS, MASONRY, EXTERIOR W/R DOOR	\$ 2,769,000
1986	-	INTERIOR RENOVATIONS	\$ 3,294,000
1989	-	GARBAGE ROOM LOADING DOORS, EXHAUST LOUVRES	\$ 34,000
1992	-	RETROFIT PLUMBING & FIRE PROTECTION SYSTEM TO CODE REQUIREMENTS	\$ 17,000
1995	-	NEW STANDPIPE & EMERGENCY VOICE EVACUATION SYSTEM, WASHROOM RENOVATIONS AND REPLACEMENT OF EXHAUST FANS	\$ 698,000
1996	-	PAINTING OF CEILING JOISTS	\$ 403,000
1998	-	MODIFY GARBAGE ROOM TO COMPLY WITH CODE	<u>\$ 239,000</u>
TOTAL			\$ 7,475,000

