

EXHIBITION PLACE

October 17, 1999

TO: The Board of Governors of Exhibition Place

FROM: Kathryn Reed-Garrett, Director of Business Development

SUBJECT: The Music Trailer and the Canadian Bureau for the Advancement of Music (CBAM)

Recommendations:

It is recommended that the Board enter into an agreement with CBAM for temporary use of office space in the Halls of Fame for a period of one year on the terms and conditions recommended in this report and such other terms as required by the City Solicitor.

Background:

The Canadian Bureau for the Advancement of Music ("CBAM") has been occupying a trailer known as the Music Trailer located along the Lakeshore perimeter of Exhibition Place since 1984, at which time CBAM was operating in collaboration with the CNEA. CBAM occupied this trailer without any formal agreement with the Board or payment of rent to the Board.

Discussion

The Music Trailer is approximately 25 years old and when originally installed it was intended to be used for only three years. Consequently, the foundation under the trailer is sub-standard and is supported by concrete block piers not more than 12 inches below grade. These shallow footings, combined with the impact of frost over the past 25 winters have created heaving in the floor of the trailer.

Responding to concerns about the general condition and safety of the Music Trailer, an inspection of the Trailer was completed in January 1995. The results of this inspection indicated that the floor in one of the four offices inside the Trailer was no longer safe and the cost to repair the floor was estimated at approximately \$17,000.00. Consequently, in March 1995, CBAM was given permission to remain in the trailer on a temporary basis, as long as the one office space affected was restricted from future use. All files and effects were removed and the door to this one office space was locked. Unfortunately, the following year it was discovered that mold was forming inside the walls of this one office at a rapid rate – probably the result of limited or no air

circulation because of the locked door. The door was opened but the use of the area remained restricted and CBAM continued to operate in the other areas of the Music Trailer.

Prior to the 1999 CNE, the Ontario Ministry of Labour conducted an inspection of the trailer and determined that the condition of the floor made the workplace inside the trailer unsuitable. Subsequently, an order was issued to Exhibition Place to have an engineering study conducted to determine the condition of the floor and roof and required repairs. The cost of such a report was estimated to be approximately \$5,000.00 and staff determined that the repairs to the floor, roof and electrical and plumbing would be approximately \$30,000.00 to \$35,000.00 to address all health and safety and building code concerns.

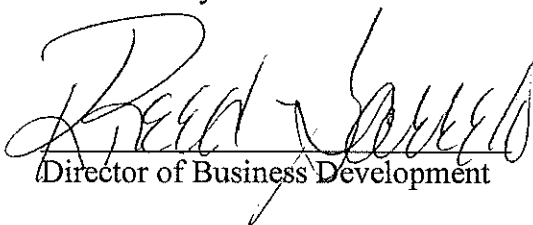
Given the cost of repair of the Trailer, notice was given to CBAM to vacate. Staff then entered into discussions with CBAM concerning the occupation of some space at Exhibition Place on a temporary. This report recommends entering into a one-year agreement with CBAM for two offices located on the ground floor of the Halls of Fame building. The terms of this agreement are as follows:

- (a) Term: One year commencing October 4 with a right to terminate on 60 days notice during the Term if the space is required for use by Exhibition Place;
- (b) Rent: One dollar per annum plus payment of all utility costs, cleaning and any other associated occupancy costs;
- (c) Permitted Uses: Office or administrative uses connected with objects of CBAM;
- (d) Insurance: Property and liability insurance with limits of \$2 million in form satisfactory to City; and,
- (e) Use by CNEA: CBAM will accommodate partial use of the leased space by the CNEA if required by the CNEA.

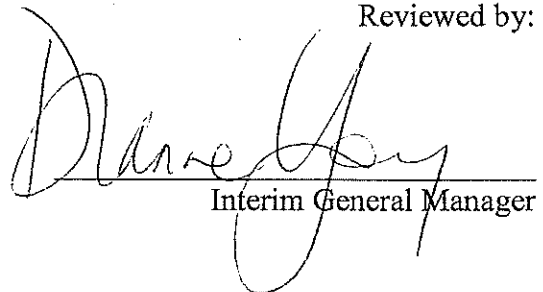
Conclusion:

This report recommends entering into a one year lease with CBAM on the terms and conditions set out and such other terms required by the City Solicitor.

Submitted by:


Director of Business Development

Reviewed by:


Interim General Manager

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The foregoing report was reviewed by the Executive Committee at its meeting held on October 22, 1999 and is recommended to the Board of Governors for APPROVAL.