

## EXHIBITION PLACE

November 15, 1999

TO: The Board of Governors of Exhibition Place

FROM: Danny Chui, P. Eng.  
Manager, Capital Works


SUBJECT: **1999 CAPITAL WORKS PROGRAM**  
**PROGRESS REPORT**

**Recommendation:**

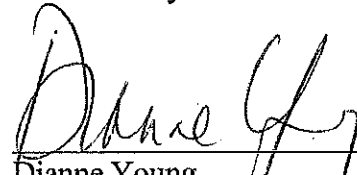
**It is recommended that this report be received for information only.**

Attached for your information is the Progress Report dated November 15, 1999 regarding the 1999 Capital Works Program of Exhibition Place.

Submitted By:

  
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Danny Chui  
Manager, Capital Works

Reviewed By:

  
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Dianne Young  
Interim General Manager

DC/bf

Enclosure: (12 Pages)

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**BOARD OF GOVERNORS OF EXHIBITION PLACE**  
**1999 CAPITAL EXPENDITURE SUMMARY**  
**NOVEMBER PROGRESS REPORT**

Nov 16/99

NO.	PROJECT	Proj. No.	1 APPROVED BUDGET	2 CONSULTING	3 CONTRACTING	4 IN-HOUSE WORK	5 ADMINISTRATION CHARGES	6 COMMITTED/ RESERVE FUND (2 to 5)	7 FUND REMAINING (1 - 6)
<b>1</b>	<b>BETTER LIVING CENTRE</b>								
	Building Code and/or Safety Retrofit	90101	100,000	18,000	77,000	2,500	2,500	100,000	0
<b>2</b>	<b>ENVIRONMENTAL RESTORATION/PARKS,LOTS,ROADS</b>								
	Landscaping and Installing Street Lighting, Manitoba Drive	90202	620,000	55,775	557,800	3,300	3,125	620,000	0
<b>3</b>	<b>EQUIPMENT</b>								
	Extension of PMS - Connect all PPM and PDC Equipment	90303	455,000	46,000	400,000	6,500	2,500	455,000	0
	Switchgear/Switchboard at General Services Building	90304	375,000	39,000	220,000	37,000	4,000	300,000	75,000
	Replace Feeder Cable at Coliseum Complex	90305	370,000	15,000	325,000	27,000	3,000	370,000	0
<b>4</b>	<b>FOOD BUILDING</b>								
	Repair Building and Kitchen Exhaust Equipment	90406	150,000	0	0	150,000	0	150,000	0
	Repair/Replace Existing Wall System	90407	150,000	0	147,500	2,500	0	150,000	0
	Restore Building Sign	90408	150,000	6,500	126,000	15,000	2,500	150,000	0
<b>5A</b>	<b>NTC - AUTOMOTIVE BUILDING</b>								
	Repair Leaks on Roof	90509	150,000	14,500	128,000	5,000	2,500	150,000	0
<b>5B</b>	<b>NTC - COLISEUM COMPLEX</b>								
	Replace Existing Seats in Coliseum	90510	275,000	25,000	225,000	25,000	0	275,000	0
<b>6</b>	<b>OTHER BUILDINGS</b>								
	Dufferin Gate Men's Washroom	90611	370,000	35,500	242,000	10,000	4,500	292,000	78,000
<b>7</b>	<b>PRE-ENGINEERING</b>	90814	120,000	115,300	0	0	4,700	120,000	0
	<b>TOTAL</b>		<b>3,285,000</b>	<b>370,575</b>	<b>2,448,300</b>	<b>283,800</b>	<b>29,325</b>	<b>3,132,000</b>	<b>153,000</b>
<b>8</b>	<b>STADIUM - DEMOLITION, LANDSCAPING &amp; LIGHTING</b>	80820	3,327,874	202,423	*2,781,353	**328,638	10,914	3,323,328	4,546

**NOTE: "COMMITTED RESERVE FUND" REPRESENTS ALL AGREEMENTS, CONTRACTS, PURCHASE REQUISITIONS, WORK ORDERS THAT HAVE BEEN ISSUED AND/OR APPROVED AND ALL FUTURE ANTICIPATED WORK**

\* Including Additional Landscaping - \$247,850 (2,781,353 - 247,850 = \$2,533,503)

\*\* Including All Existing and Future Relocation Expenditures - \$281,973 (328,638 - 281,973 = \$46,665)

**EXHIBITION PLACE**  
**1999 CAPITAL WORKS PROGRAM**  
**PROGRESS REPORT**  
**NOVEMBER 15, 1999**

**1. BETTER LIVING CENTRE - TOTAL BUDGET \$100,000**

**Building Code and/or Safety Retrofit for Exit Doors and Signs and Foundation Wall Repair**

**Project No. 99-5001-90101**

Consultant Appointed -	Stephen Teeple Architect Incorporated \$18,000
Contractor Appointed-	Steelcase Construction Inc. – Main Contract \$77,000
In-House Work -	Miscellaneous Trade Calls – To be determined \$2,500
*Administration Charges –	\$2,500
Completion Target -	May 31, 2000

**Work to commence after Titanic Show (February 2000).**

**2. ENVIRONMENTAL IMPROVEMENTS & PARKS, LOTS, ROADS – TOTAL COMBINED BUDGET \$620,000**

**Landscaping and Site Improvement; Lighting, Sidewalk, Curb and Gutter and Catch Basin - Manitoba Drive – North of Food Building and East of Centennial Square - Phase IV**

**Project No. 99-5002-90202 (Combined with 99-5007-90712)**

Consultant Appointed -	Terraplan Landscape Architects – Prime Consultant \$20,775
	Vincent & Associates – Municipal Engineering \$14,000
	Moon-Matz Ltd. – Electrical Engineering \$12,000
	J. D. Barnes – Topographic Survey \$4,000
	Geo-Canada Ltd. – Soil Test \$5,000

**\*Projected administration charges (common for all projects) include: permit fee, courier charges, tender ads, printing, etc.**

Contractor Appointed -	Vaughan Paving Ltd. – Main Contract \$473,000
	Ontario Sewer – Sewers Cleaning \$3,000
	Vaughan Paving Ltd. – Dufferin Street South Road Safety Improvements \$28,300
	Music Trailer Demolition – T.B.D. \$15,000
	Underground Work – Signalization – T.B.D. \$38,500
In-House Work -	Road Sweeper and Flusher \$3,300
*Administration Charges -	\$3,125
Completion Target -	December 31, 1999

**Project substantially complete. Board approved \$85,000 surplus to be spent on Music Trailer demolition, Dufferin Street South road safety improvements and Princes' Gates/Nunavut Road intersection underground civil work for signalization.**

**3. EQUIPMENT - TOTAL BUDGET \$1,200,000**

**A. Extension of Plant Management System (PMS) – Connect all Peak Power Monitoring and Power Demand Control Equipment**

**Project No. 99-5003-90303**

**BUDGET - \$455,000**

Consultant Appointed -	Acres & Associated Environmental Ltd. \$46,000
Contractor Appointed-	ABB T & D Services – Main Contract \$400,000
In-House Work -	Miscellaneous Trade Services \$6,500
*Administration Charges -	\$2,500
Completion Target -	April 30, 2000

**Installation has commenced.**

**3. B. Replace Old High Voltage Electrical Switchgear and Low Voltage Switchboard in Substation at General Services Building**

**Project No. 99-5003-90304**

**BUDGET - \$375,000**

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Consultant Appointed -

Tanco Engineering Limited  
\$36,000

T. Harris Environmental Inc. – Waste Removal Specification  
\$3,000

Contractors Appointed -

Stacey Electric Co. Ltd.  
\$12,000 – Cable Ductbank

Ontario Electrical - Switchgear  
\$30,000

Blenkhorn & Sawle Ltd. – Switchboard  
\$27,000

Guillevin International Inc. – Transformer  
\$32,000

Guild Electric Limited – Installation Contract  
\$89,000

Toronto Hydro – Isolation Work  
\$30,000

In-House Work -

Labour/Carpentry – Transformer Room Wall  
\$2,000

Electrician – Equipment Purchase  
\$15,000

Mechanical/Electrical Services  
\$20,000

\*Administration Charges -

\$4,000

Completion Target -

December 31, 1999

**Installation in progress.**

1999 CAPITAL WORKS PROGRAM PROGRESS REPORT**3. C. Replace Deteriorated Feeder Cable North of Coliseum Complex****Project No. 99-5003-90305****BUDGET – 370,000**

Consultant Appointed -	Giffels Associates Limited \$15,000
Contractor Appointed-	K-Line Maintenance & Construction Limited – Main Contract \$246,000
	Trans-Cycle Industries Inc. – Hazardous Waste Disposal \$39,000
	Toronto Hydro – Isolation Work \$40,000
In-House Work-	Mechanical/Electrical Services \$27,000
*Administration Charges -	\$3,000
Completion Target -	December 31, 1999
<b>Installation in progress.</b>	

4. **FOOD BUILDING – TOTAL BUDGET \$450,000 (Funded from Stadium Reserve)**

A. **Repair Building and Kitchen Exhaust Equipment – Phase I**

Project No. 99-5004-90406

**BUDGET - \$150,000**

Consultant Appointed - In-House by Capital Works and Maintenance Department

In-House Work - Install Fresh Air Intake  
\$10,000

Replace Range Hood  
\$16,000

Replace Access Cover  
\$35,000

Repair Oven Exchange  
\$16,000

Clean-out Exhaust Duct  
\$10,000

Build Exhaust Cover  
\$14,000

Install Grease Interceptor  
\$38,500

Install Fan Guard  
\$6,000

Labour Services  
\$4,500

Completion Target - December 31, 1999

**Work substantially completed.**

**4. B. Repair/Replace Existing Wall System**

**Project No. 99-5004-90407**

**BUDGET - \$150,000**

Consultant Appointed - In-House by Capital Works Department

Contractor Appointed - Kadoke Display Ltd.  
\$147,500

In-House Work- Building Security  
\$1,100

Labour Services  
\$1,400

Completion Target - December 31, 1999

**Installation to commence in November.**

**C. Restore Building Sign**

**Project No. 99-5004-90408**

**BUDGET - \$150,000**

Consultant Appointed - Philip Goldsmith & Company Ltd. – Investigations  
\$5,000

E. C. & Associates Ltd. – Structural Investigation for Wall Repair  
\$1,500

Contractor Appointed- R. Galati – Wall Emergency Repair  
\$2,500

T.B.D. – Main Contract  
\$123,500

In-House Work - Miscellaneous Trade Services – T.B.D.  
\$15,000

\*Administration Charges - \$2,500

Completion Target - December 31, 1999

**Quotation through the City in progress.**



**5. NTC – TOTAL BUDGET \$425,000**

**A. Automotive Building - Repair Leaks on Roof**

**Project No. 99-5005-90509**

**BUDGET - \$150,000**

Consultant Appointed - CGA Roofing Consultants Inc.  
\$14,500

Contractor Appointed- E-D Roofing Ltd. – Main Contract  
Slope Roof Partial Replacement  
\$128,000

In-House Work - Labour Services  
\$5,000

\*Administration charges - \$2,500

Completion Target – December 31, 1999

**Construction in progress.**

**5. B. Coliseum Complex - Replace Existing Seats in Arena with North Stadium Seats**

**Project No. 99-5005-90510**

**BUDGET - \$275,000**

Consultant Appointed - T.B.D. – Prime Consultant  
\$25,000

Contractor Appointed - T.B.D. – Main Contract  
\$225,000

In-House Work - Carpenter – Seat Relocation and Reinforce Storage  
Compound under Gardiner  
\$25,000

Completion Target - December 31, 1999

**Project on hold.**

6. **OTHER BUILDINGS – TOTAL BUDGET \$370,000**

**Renovate Men's Public Washroom at Dufferin Gate**

**Project No. 99-5006-90611**

Consultant Appointed - Takvor Hopyan Architect – Prime Consultant and  
Demolition/Alternative Study  
\$26,500

Mardik Hekimian – Mechanical Engineering  
\$9,000

Contractor Appointed- Kara Consultants Inc. – Main Contract  
\$242,000

In-House Work - Mechanical/Electrical Services  
\$10,000

\*Administration charges - \$4,500

Completion Target - December 31, 1999

**Construction in progress.**

7. **PRE-ENGINEERING - TOTAL BUDGET \$120,000**

**Design, Study, Investigation, Engineering and Miscellaneous Checks - Various Buildings and Projects**

**Project No. 99-5008-90814**

1. Miscellaneous Investigations - E. C. & Associates Ltd.  
\$17,000
2. Switchboard Replacement Tanco Engineering Ltd.  
Study - General Services \$9,000
3. Dufferin Street/Saskatchewan iTRANS Consulting Inc.  
Road Traffic Study & Design \$10,600
4. Dufferin Bridge Consulting E. C. & Associates Ltd.  
Services \$33,000
5. Dufferin Bridge Landscaping Terraplan Landscape Architects  
\$7,800
6. Arts and Crafts Building Philip Goldsmith & Company Ltd.  
Fire Damage Investigation  
\$1,200
7. Signalization HV Engineering Limited  
Underground Work \$3,700
8. Administration Charges Miscellaneous Charges – Ad, etc.  
\$4,700
9. To Be Determined Sanitary/Storm Camera Inspection  
\$33,000

Completion Target - December 31, 1999

**Studies in progress.**

**1998 PROJECTS CARRY-OVER**

**8. STADIUM – DEMOLITION OF EXISTING FACILITY - TOTAL 1998/1999 BUDGET \$3,327,874**

**A. Demolish North and South Grandstands and Related Work**

**Project No. 98-4008-80820, 80821, 80820B, 99-5009-90813A and 90813B**

Consultant Appointed -  
(Approved in 1994)

Norman Lee & Associates Ltd.  
Pre-Qualification, Tendering, Contract Administration  
and Disbursements - \$70,029

Philip Analytical Services Corporation  
Testing Services on Leachate, Asbestos, Lead and  
Air Quality - \$34,000

T. Harris Environmental Management Inc.  
Manifest Program - \$36,000

Giffels – Subs Modification Review - \$ 3,513

Terraplan Landscape Architects – Landscaping – Phase I  
\$30,430

Vincent & Associates – Municipal Engineering  
\$7,500

Moon-Matz Ltd. – Electrical Engineering  
\$9,000

Mark Engineering – Traffic Engineering - \$1,680

Geo-Canada – Soil Investigation - \$5,130

J. D. Barnes – Site Surveying - \$5,140

1999 CAPITAL WORKS PROGRAM PROGRESS REPORT

## Contractor Appointed -

Greenspoon Bros. Ltd. - Main Demolition Contract  
\$1,627,933

Ontario Sewer Services - Hazardous Waste Removal  
\$18,915

Eastlea Security  
\$19,128

Hub Equipment Ltd. - Temporary Lighting  
\$5,756

Mazza - Sodding  
\$9,000

Pape Paving - Miscellaneous Paving  
\$12,771

Vaughan Paving Ltd. - Landscaping and Lighting Contract - Phase I  
\$815,000 (Project No. 98-4008-80820B/99-5009-90813B)

Cole, Sherman & Associates Ltd. - Space Study  
\$25,000

Vaughan Paving Ltd. - Landscaping South Stadium - Phase II  
\$247,850 (Project No. 98-4008-80820D)

## In-House &amp; Required Work -

S. Gr. - Feeder Disconnection  
\$2,419

Stage Relocation  
\$2,189

Media Event Expenditure  
\$1,603

Fibre Optic Re-feed  
\$1,484

Miscellaneous Trades Calls  
\$1,912

Sweeper and Signage  
\$783

Electrician & Plumbing Services  
\$3,010

Cleaning - General  
\$13,371

NGX Sub Work  
\$3,740

1999 CAPITAL WORKS PROGRAM PROGRESS REPORT

Seat Removal (Carpentry and Labour)  
\$86,905

Seat Sale Revenues  
(\$138,550)

Power Re-feed to General Areas  
\$67,798

Staff Relocation  
\$35,100 + \$90,000 (To be determined)

Storage Space Relocation/Space Study  
\$26,872 + \$130,000 (To be determined)

\*Administrative charges - \$10,914

Completion Target - December 31, 1999

**South Stadium Phase II work has re-commenced, which was approved as additional work for Landscaping - \$250,000. Planning for staff and storage relocation in progress.**