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## EXHIBITION PLACE

March 27, 2000

To: The Board of Governors of Exhibition Place

From: Danny Chui  
Manager, Capital Works

Subject: **Stadium Project – Staff and Storage Relocation**

### **Recommendations:**

**It is recommended that the Board approve expenditures from the surplus of the Stadium Project account for the following purposes:**

- 1) relocation plan for the Technical Services shop at a total estimated cost of \$135,000;**
- 2) additional landscaping of the Stadium site at a total estimated cost of \$93,000.**

### **Background:**

At its meeting of June 1998, the Board approved of the demolition of the Stadium and landscaping of the surrounding area. All these projects were funded from the Stadium Reserve Fund. The report also identified the issue of lost storage space and the relocation of staff from the work areas in the Stadium and established a budget for relocation (\$130,000 and \$90,000 respectively) dependent on a further report back to the Board. At the Board meeting of June 25, 1999, the Board approved further landscaping work for \$250,000 from the estimated projected surplus for this project.

### **Discussion:**

The Stadium was used as space for approximately 45,000 square feet for storage of items such as benches, picnic tables, stair units, turnstiles, CNE materials, information booths, concession stands, waterfront show equipment and archival materials, etc. Through the effort of review and consolidation of all equipment/materials on the grounds conducted in 1999, unused equipment and assets were disposed of at public auction thus freeing up additional storage space. As a result, staff have now determined that there is no need for additional storage areas to be constructed. Rather, all equipment and assets have been accommodated within the storage areas such as Better Living Centre, Food Building, Storage Building, General Services (GS) Building and East cubicles depending on the programs for which they are being used.

In addition to storage areas, there were major service areas and CNE activities located in the Stadium prior to its demolition. These service areas included Computer Systems, Security, the Technical Services shop and CNE activities such as ticket staff and summer staff hiring. With the impending demolition of Stadium, Computer Systems was relocated to the Queen Elizabeth Building, Security to GS Building and CNE ticket staff to the Food Building.

While the Technical Services shop and CNE summer hiring office has been temporarily relocated in 1999, planning on a permanent location has been ongoing over the last year and is the subject matter of this report. The Technical Services shop occupied an area of 8,500 sq. ft. for its equipment storage and workshop in North Grandstand before and was moved on a temporary basis to the West Wing of Hall of Fame with 6,900 sq. ft. This is not the most effective location for this shop in the long-term. At present this location and the IATSE workers at this location are a distance away from the managers and supervisors directing the work who are located at the GS Building. In addition, the heavy and steady demand for the Technical Services equipment and workers is from the NTC. Again, the location of the shop at a distance from the NTC increases costs related to movement of equipment across the site.

Accordingly, this report proposes that the Technical Services shop be permanently relocated to the GS Building. This would allow the consolidation of all Exhibition Place event services groups in one area and would allow management to streamline payroll time keeping and improve efficiency on delivery of services and management control. At present all operational supports including carpenters, machinists, welders, painters and sign shop are all located within GS Building. Vacating the West Wing of Hall of Fame would allow this area to be rented to third parties or additionally, if the West Wing remains vacant, Exhibition Place will save approximately \$20,000 annually on utility costs.

The new Technical Services shop is proposed to be relocated to a section of the basement for storage, a portion of the ground floor for its workshop and a light storage area in an extension of the existing mezzanine for a total combined area of 5,700 sq. ft. Additional renovations or relocations are required within the GS Building to accommodate the Technical Services shop, the additional staffing within this building and building code requirements. The detail costs are as follows:

Mezzanine Floor Extension	\$45,000
Mechanical/Electrical/Sprinkler	32,000
Ceiling, Wall, Floor, Doors	16,000
Fire Separation	10,000
Block Wall	12,000
Equipment move (IATSE)	20,000
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	\$135,000

As noted in Appendix "A", there is a surplus of \$228,744 within the Stadium Project and Staff recommend that this expenditure be funded from that surplus.

Given the surplus of \$228,744 and the proposed expenditures, there remains a surplus of approximately \$93,000 in this project funding. Originally, the Board approved \$815,000 of funding for landscaping and remediation of the Stadium site following demolition. This funding was increased by the Board at its meeting of June 1999 by \$250,000. However, even with funding for landscaping totalling \$1,065,000, the landscape plan for the site could not be fully implemented. This is a huge area of 22 acres in the centre of the grounds next to the premier venue, the NTC. While the majority of which is asphalted for parking purposes, the landscaping plan attempted to "green" this area to make it attractive for visitors and comfortable for pedestrians. Accordingly, staff are recommending that the additional funds in the surplus for this project be applied to completing the landscaping plan for this area.


#### Exhibition Place Reserve Fund

In a report to the Board in November 1999, staff identified that the projected balance of Exhibition Place Reserve Fund (formerly the Stadium Reserve Fund) was \$580,708 which balance assumed that all approved expenditures of \$450,000 for Food Building work and \$470,000 for additional Stadium work would be fully spent. However, based on the actual Food Building work cost of \$364,896 and actual additional landscaping cost of \$237,740 together with the newly revised staff and storage relocation cost of \$135,000 and further \$93,000 for landscaping, the projected balance of this Reserve Fund as set out in Appendix B to this report will be \$638,293 (exclusive of interest accrued in Year 2000) instead of \$580,708, an additional saving of \$57,585.

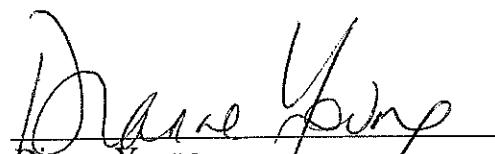
#### Conclusion:

This report recommends that the Board approve the relocation plan of the Technical Services shop and necessary renovations to the GS Building to accommodate this relocation at an estimated cost of \$135,000 and further landscaping for the Stadium site at an estimated cost of \$93,000 to be funded from the existing total surplus of the Stadium projects of \$228,744.

Submitted by:

  
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Danny Chui  
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Reviewed by:

  
\_\_\_\_\_  
Dianne Young  
Interim General Manager

DC/gq  
Encl.

## Appendix "A"

**STADIUM PROJECT & RESERVE FUND**  
**APPROVED BUDGET & EXPENDITURE**

(Budget Approved for \$3,895,000 in 1998 and \$400,000 in 1999 for a total of \$4,295,000)

A)	1998/1999 APPROVED ORIGINAL WORK	<u>Approved Budget(\$)</u>	<u>Actual Cost (\$)</u>	<u>Balance (\$)</u>
1.	Approved Budget for Consultant Services and Administration Costs	237,000	235,956	1,044
2.	Council and Board Approved Stadium Contracts with Greenspoon, Vaughan and Other Required Work (Landscaping, Lighting, In-House, etc.)	2,505,874	2,560,601	(54,727)
3.	1998 Approved Budget for Staff Relocation	185,000	37,960	147,040
4.	1999 Approved Budget for Storage Space Relocation	400,000	26,873	373,127
	<b>SUB-TOTAL</b>	<u>3,327,874</u>	<u>2,861,390</u>	<u>466,484</u>
<b>B)</b>	<b>WORK APPROVED IN JUNE 1999 FUNDING FROM EXISTING SURPLUS</b>			
5.	Additional Landscaping for \$250,000*	*0	237,740	(237,740)
6.	Staff & Storage Relocation for \$220,000*	*0	0	0
	<b>TOTAL COST (1 TO 6)</b>	<u>3,327,874</u>	<u>3,099,130</u>	<u>228,744</u>
	<b>TOTAL SURPLUS FROM STADIUM PROJECTS</b>			<b>228,744</b>

\*From Existing Budget Surplus

## Appendix "B"

**EXHIBITION PLACE RESERVE FUND**

		<u>Balance</u>
<b>Reserve Fund as of December 31, 1997</b>		<b>\$4,016,556</b>
<b>1998</b>		
1) Less Stadium Expenditures	793,120	3,223,436
2) Accrued Interest	(219,094)	3,442,530
<b>1999</b>		
3) Less Actual/Committed Stadium Expenditures	2,068,270	1,374,260
4) Less Approved Additional Landscaping (June)	237,740	1,136,520
5) Less Food Building Costs per Council Directive	364,896	771,624
6) Accrued Interest January 1 – December 31, 1999	(94,669)	866,293
7) Less Proposed Work for Year 2000	228,000	638,293
<b>PROJECTED BALANCE EXCLUDING INTEREST FOR 2000</b>		<b>638,293</b>

