

EXHIBITION PLACE

May 17, 2000

To: The Board of Governors of Exhibition Place

From: Danny Chui
Manager, Capital Works

Subject: Emergency Capital Works – Horse Palace Column Repair

Recommendation:

It is recommended that the Board approve the funding of \$47,000 from the surplus of Food Building – Repair and Refurbish Existing Concrete Floor Project in the Year 2000 Capital Works Program to pay for the emergency repairs of the columns of the Horse Palace as outlined in this report.

Background:

The Board approved a 2000 Capital Works Program totaling \$4,245,000 which amount did not include any funding for repair of columns in the Horse Palace.

Discussion:

During the renovations of the Mounted Police Unit in the Horse Palace, staff discovered serious corroding of the structural columns. Subsequently, Gerry Egberts, Structural Engineer was engaged to investigate all columns on both floors of the Horse Palace.

Egbert's findings dated March 28th were that 17 columns had only 25% of their metal remaining at the bottom cross-section and had to be fenced off immediately. The majority of the corrosion occurred inside the stalls, around the riding ring, and near the water taps or drains. Seventy-nine other columns were found to have corroded flanges or web between 25% to 75% at the bottom cross-section. These columns were required to be placed under restricted loading condition immediately ie. no use of second floor above. The recommendation of the structure engineer was to repair a total of 97 columns throughout the two floors (84 on the 1st floor, 13 on the 2nd floor). These repairs were required prior to the 2000 CNE in order to use the second floor of the Horse Palace and 17 (all on ground floor) of the columns needed to be repaired immediately. The remaining columns (150 on 1st floor and 229 on 2nd floor) must be rechecked and repaired if necessary in the near future.

Quotation for the immediate repair of 17 columns that would require shoring was called and five submissions were received and analyzed. These submissions excluding G.S.T. are as follows:

Bramcon Construction Ltd.	\$32,620
Jelco Construction Ltd.	\$36,875
West Metro Contracting	\$37,225
Canadian Building Restoration	\$48,900
Architectural Phases Inc.	\$52,000

Given the urgency of these repairs, immediate approval was received from the Chair of the Board on May 16, 2000, to award this tender to Bramcon Construction Ltd. for the emergency repair of 17 columns at the cost of \$32,620 plus G.S.T. Contractors are now on site commencing this emergency repair.

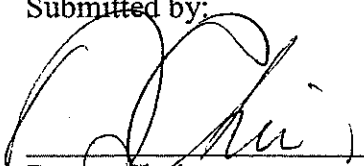
The remaining repair of the other 80 columns is required before the 2000 CNE and is estimated to cost approximately \$100,000 as these columns will not required shoring in order to repair. It is the intention of staff to immediately tender this part of the repairs through City Purchasing and report to the Board at its meeting in June, 2000, for award of this quotation.

Staff are proposing to fund the entire cost of these emergency repairs through the 2000 Capital Works Program Budget Surplus. Experience of the Capital Works Program in the last five years indicates that there will likely be a surplus in the range of 5 – 15% (average 9%). With the budget of \$4,245,000 this year, Exhibition Place will likely have a minimum surplus of approximately \$200,000. In the recent tender result (under separate report), the Food Building Floor Refurbishing project is experiencing a saving of \$47,000 with the low tender of \$163,000 and the construction budget of \$210,000. Staff are proposing that this \$47,000 surplus be applied to the tender award for the repair of the 17 columns as outlined above. With respect to the funding of the repairs for the other 80 columns, staff will provide details of this in its report to the June meeting.

Conclusion:

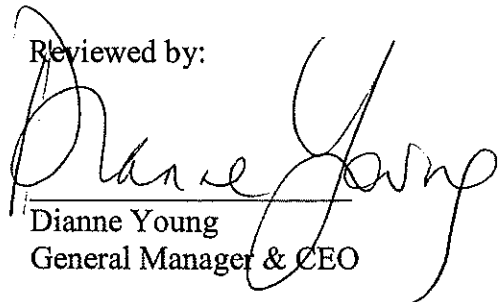
This report recommends that the Board approve the funding of \$47,000 for the emergency repair of 17 corroded columns of the Horse Palace.

Submitted by:



Danny Chui
Manager, Capital Works

Reviewed by:



Dianne Young
General Manager & CEO