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April 20, 2001

EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: Flagpole Consolidation; Project No. 01-0017-10711

Recommendation:

It is recommended that the Board approve consolidation of the existing 185-ft. flagpole due to safety concern.

Background:

The 2001 Capital Works Program of Exhibition Place, include a budget of \$50,000 for the repair and/or consolidation of the existing 185-ft. flagpole located at Bandshell Park.

Discussion:

In 1999, safety engineers reported areas of decay in the flagpole at five locations; two of which were found to be significant at the 42 ft. and 140 ft. level. Repairs were carried out immediately as per the specifications of the engineering report. In the summer of 2000, safety engineering inspected the flagpole again and observed the decay was spreading in spite of the repair work.

A wood-technologist and engineering-conservation consultant, recommended by Heritage Toronto, was asked to assess the flagpole in February 2001. The recent findings by the consultant reveal that the flagpole represents a serious safety concern in its present condition. Based on Building Code criteria, the flagpole is not structurally adequate to withstand the force that could be induced by high winds on just the pole without a flag. It is 140% over stressed above the maximum allowable wind load of 98 kph steady wind and 139 kph gust wind at the 42-ft. height location. The report recommended that no flag be flown under any conditions and access to the site be restricted immediately.

After consultation with the CNEA staff and Heritage Toronto, Exhibition Place staff are proposing a temporary and permanent solution. The temporary solution is to cut the pole at the two worst locations at 42 ft. and 140 ft., consolidate the pole to approximately 95 to 100 ft. and refit all necessary components such as the ball finial, truck, sheave, pulley and cleat at the appropriate height. This work is estimated to cost approximately \$45,000 and can be completed

prior to the CHIN Picnic. The permanent solution will be to look for a replacement wooden pole from British Columbia and staff will be exploring this option and reporting back to the Board.

Recognizing the historical significance of the flagpole as a listed structure, Sean Fraser of Heritage Toronto was consulted and he concurs with the proposed solutions.

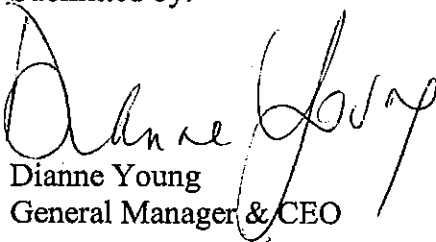
Conclusion:

This report recommends that the Board approve the consolidation of the 185-ft. flagpole due to safety concerns and direct staff to work on developing a proposal for a permanent replacement.

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Submitted by:


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