



EXHIBITION PLACE

**PROPOSED CAPITAL WORKS PROGRAM
YEAR 2002**



PRE-ENGINEERING (\$0.125M)

- **Various Professional Engineers and Architects Fees and disbursements for Study and Investigation**
 - State of Good Repair/Health & Safety
 - Vital to the Success of the Annual Capital Program
 - Provide Funds for Studies to Determine Needs & Develop Project Schedules for the Five-Year Program
 - Provide Funds for Unexpected Investigations
 - Investigate Safety Concerns that Arise during the year



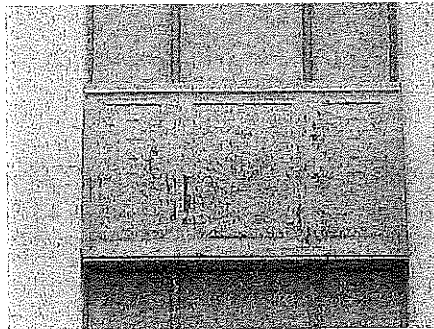
AUTOMOTIVE BUILDING (\$1.280M)

- **Install Air Conditioning - Phase II (\$1.120M)
APPROVED BY CITY**
 - State of Good Repair/Service Improvements and Enhancements
 - Increase Marketability to Generate Incremental Rental Revenue - Estimated \$110,000 Per Year
 - Connect Air Conditioning and Heating to NTC Main Chiller & Heating Plant
 - Eliminate Old & Leaking Steam Heating System - Generate Savings Estimate \$15,000 Per Year
 - Payback Period 15-20 years



AUTOMOTIVE BUILDING (cont'd)

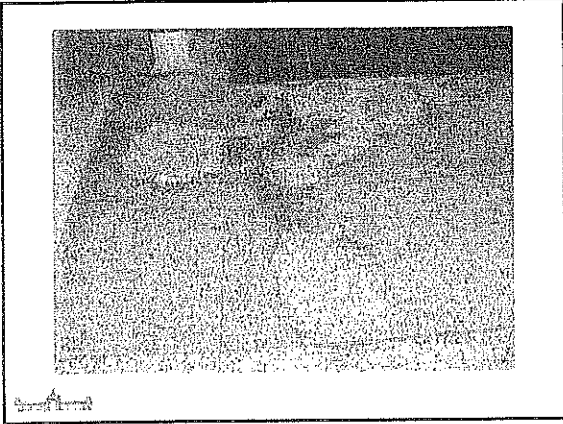
- **Repair Cast Iron Window Spandrel Panels (56) and Decorative Grills (12) (\$0.085M)
APPROVED BY CITY**
 - State of Good Repair/Health and Safety
 - Badly Deteriorated Panels, Rusted Grills and Anchorage
 - Risk of Grills Becoming Loose & Falling Away From Building Face
 - Maintain Historical and Architectural Components of the Building



AUTOMOTIVE BUILDING (cont'd)

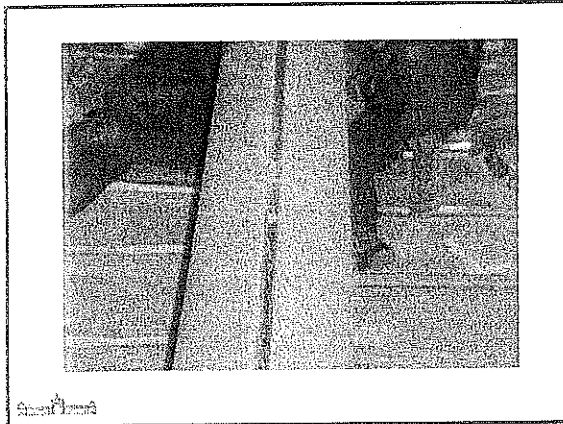
- **Refurbish Terrazzo Floors and Repair Stair Treads (\$0.075M)
APPROVED BY CITY**
 - State of Good Repair/Health and Safety
 - Deteriorated Original Terrazzo Floor Finish Resulting in Constant Odours and Permanent Staining
 - Worn Surface of Stair Treads Resulting in Unsafe Conditions for Public
 - State of Washrooms Affect Ability to Rent Building





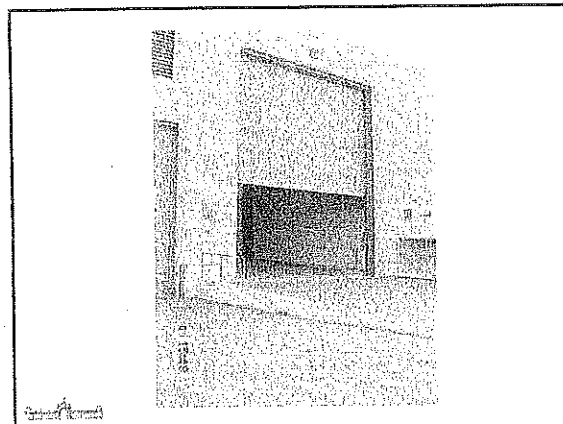
NATIONAL TRADE CENTRE (\$0.200M)

- **Install Fall Protection System Inside Huffcore Wall Bulkhead (\$0.100M)**
 - Health and Safety
 - Huffcore Walls are 35 ft. High x 298 ft. Long Dividing the Trade Show Halls
 - No Proper Entrance into Bulkhead Space and No Platform for Workers entering Space for Repairs
 - Maintenance Workers must Balance on 10 inch Beam
 - Unsafe Working Conditions, Violates Health and Safety Code



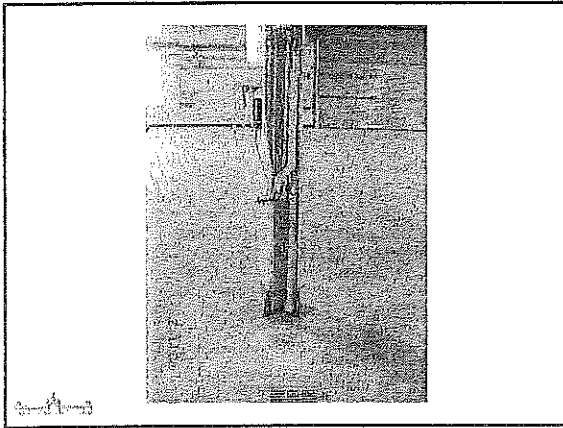
NATIONAL TRADE CENTRE (cont'd)

- **Repair/Replace Rollup Door at Loading Dock #20 (\$0.100M)**
 - State of Good Repair
 - Impossible to Maintain or Replace Upper Slats of Door Without Removing the Entire Door
 - Largest Rollup Door (24'W x 30'H) with the Most Frequent Used
 - Showing Signs of Brake System Failure



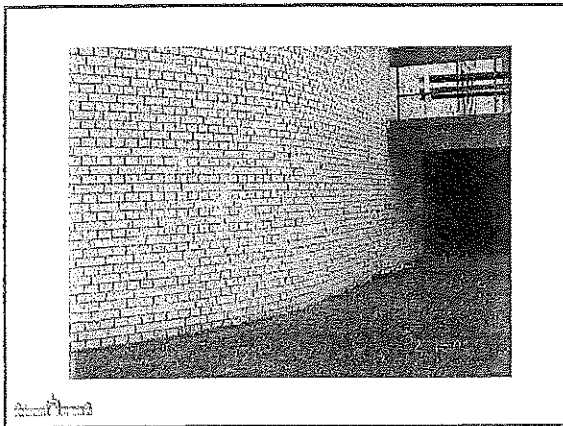
COLISEUM COMPLEX (\$0.065M)

- **Industry Building – Repair Damaged Columns, Trusses and Provide Reinforcing**
 - State of Good Repair/Health & Safety
 - 22 Severely Damaged Columns and 12 Trusses Which Require Replacement and/or significant repaired
 - Reinforcing Required to 50 Columns and 20 Trusses to Prevent Further Accidental Damage
 - Safety Consultant has indicated Serious Structural Safety Concerns



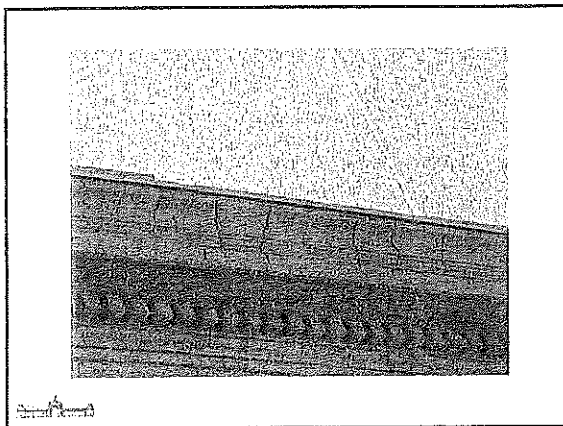
BETTER LIVING CENTRE (\$0.230M)

- **Repair Exterior Brick, Floor Slab & Lighting at Building Entrance**
 - State of Good Repair
 - Extensive Brick Spalling around Building especially Podiums
 - Year 2000 Project Revealed More Extensive Brick Damage than Estimated
 - Water Penetration and Damage Will Continue if Brick not Replaced and Proper Waterproofing Installed
 - Lighting Fixtures so Deteriorated that Light cannot be Changed Without Socket Falling Down



OTHER BUILDINGS (\$0.320M)

- **Princes' Gates – Repair Cracks and Joints, Replace Pre-Cast Panels, Reseal Structure and Add Lead-Coated Copper Cladding (\$0.250M)**
 - State of Good Repair/Health and Safety
 - Numerous Deterioration and Losing Adhesion at Joints and Serious Cracking in Many Exterior Pre-Cast Panels in all Portions of the Structure (first revealed in 1997)
 - Cracking and Delaminations in Several Statuaries and Exterior Block Units at the North Pylon (Revealed in 2001)
 - Freezing and Thawing Process has Pushed Out Panels and Cracked Surfaces and Mortar Joints
 - Potential Safety Hazard to Public



OTHER BUILDINGS (cont'd)

- **Various Buildings – Replace Deteriorated Exterior Windows and Doors (\$0.100M)**
 - State of Good Repair
 - 321 Windows 10 –25 year, 206 Windows 26 years plus
 - Well Fitting Windows and Doors Keep Buildings Protected from Weather and Reduce Energy Cost
 - Extend Life of Windows and Doors for Over 15 years
 - List of Buildings Requiring Attention in Priority are Better Living Centre Courtyard, Automotive Building – 2nd Floor, Stanley Barracks, Music Building and Horticulture Building

OTHER BUILDINGS

(cont'd)

- **Various Buildings – Repair Deteriorated Roof System (\$0.200M)**
 - State of Good Repair
 - Roof Generally has a Life Span of 15 to 25 Years and Many Building Roofs have Exceeded 25 Years
 - Leaking Roof Can Damage Building Structure and Contents
 - List of Buildings Requiring Attention in Priority are North Extension, Industry Building, Mid-Arch, West & East Annex, Arena, Substation Roofs, Hall of Fame, Better Living Centre, Horse Place, and Stanley Barracks
 - Repair Work Will Extend the Life of Roof



OTHER BUILDINGS

(cont'd)

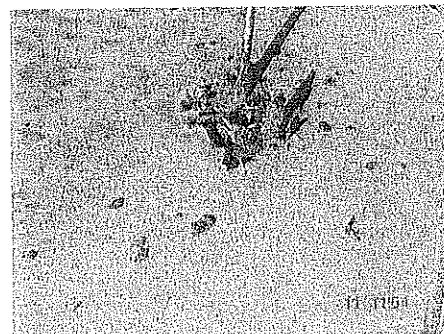
- **Various Buildings – Repair Washroom Partitions, Ceiling, Floor, Fixtures and Accessories (\$0.050M)**
 - State of Good Repair
 - Various Ontario Building Code Violations in many washrooms relating to Volume of Air Changes, Failure of Sanitary Drains, Insulation of Hot, Cold and Drain Lines etc.
 - List of Buildings Requiring Attention in Priority are Princes' Gates, Mid-Arch, Automotive, Queen Elizabeth Exhibit Hall, Better Living Centre, Horticulture Building and Horse Palace
 - Repair Work Will Extend the Life of all Washroom Fixtures by 10-15 years



OTHER BUILDINGS

(cont'd)

- **Music Building – Repair Building Envelope and HVAC Equipment (\$0.220M)**
 - State of Good Repair
 - Pursuant to Lease, Board Require to Provide Structurally Sound Building for Year-Round Use. Annual Rent \$63,000
 - Perforating Metal Roof, Deteriorating Joints, Spalling Bricks, & Cracking Stones were Noted in Numerous Areas
 - Efflorescence Noted in Many Places & Condensation in Winter
 - Balustrade of Roofing Railing Almost Non-Existing
 - Frequent Malfunction of Rooftop Air Conditioning Unit
 - Badly Damaged Ductwork Insulation



EQUIPMENT (\$0.550M)

- **Various Electrical Equipment for Show Services (\$0.300M)**
 - Service Improvement and Enhancement/Growth Related
 - Continue an Approved Program Set Up in 2000
 - Increase Efficiency of Electrical Show Services
 - Increase Show Related Telecommunication Services - Estimated Revenues of \$25,000 Annually
 - Net Revenues from Electrical Show Services in 2000 is \$1.249M, and \$0.960M Projected Year 2001



EQUIPMENT

(cont'd)

- **Assess, Overhaul and Repair Transformer, Switchgear, Switchboard, Circuit Breaker and Feeder (76 set in 37 Locations) in all Substations (\$0.100M)**
 - State of Good Repair/Health and Safety
 - Electrical Equipment in Substations is Over 70 Years Old; No Available Replacement Parts for Some Existing Switches; Failure Will Result in Prolonged Shutdown (8-12 hours)
 - Potential Claim and Legal Action by Tenants if Equipment Fails During Events
 - Shutdown, Assess and Overhaul each Set of Equipment for Repair



EQUIPMENT

(cont'd)

- **Install Underground 600V and PBX Cable Through Manhole System for Power Point Locations at Old Stadium Site (\$0.100M)**
 - Health and Safety/Service Improvement
 - Provide 600V and PBX Services at Old Stadium Site for Major Events
 - Eliminate Power Cables on Ground that Create Trip Hazards & Safety Concern for Vehicles Crossing Cables
 - Exposed High Power Voltage Line is Potential Hazard to Public
 - Increase Marketability of Stadium Site & Capture New Business (estimated \$20,000 in revenues)



EQUIPMENT

(cont'd)

- **Parking Control Equipment (\$0.050M)**
 - Service Improvement and Enhancement
 - Extend Automated Parking Control Area to West End of Grounds
 - Parking is a Major Revenue Generating Operation (\$4.0M per annum)
 - Automatic Cash Registration/Receipts will Improve Efficiency and Cash Controls and Increase Profitability



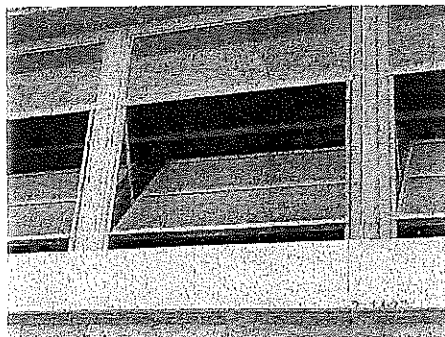
ENVIRONMENTAL RESTORATION (\$0.050M)

- **Tree Planting at Various Locations (\$0.050)**
 - State of Good Repair/Health and Safety
 - Plant Trees in Various Locations (Mostly Native Species)
 - Replace Dead Trees Where Necessary



HORSE PALACE (\$0.155M)

- **Repair/Replace Existing Hopper Type Single Glaze Windows**
 - State of Good Repair
 - Deteriorated Original Steel Sash Single Glaze Windows (71 years-old)
 - Many Windows do not Operate and Cannot be Closed or Locked
 - Window and Frames are Deteriorated Beyond Repair Due to the Rusted Side Jams, Broken Side Bar Hinges and Missing Locking Devices
 - Radiant Heating Cost for Horse Palace is \$156,000 Annually



PARKS, LOTS, ROADS (\$0.265M)

- **Repair Sidewalks, Pathways, Roads and Lots (\$0.125M)**
 - Health and Safety/State of Good Repair
 - Dufferin Street Pavement is Below Safety Standard of Pavement Friction Co-efficient
 - Dufferin Street has one of the Highest Accident Rates in City
 - New Sidewalk at Prince Edward Island Crescent to Prevent Pedestrians Walking on the Roadway and Protective Fencing around Pond



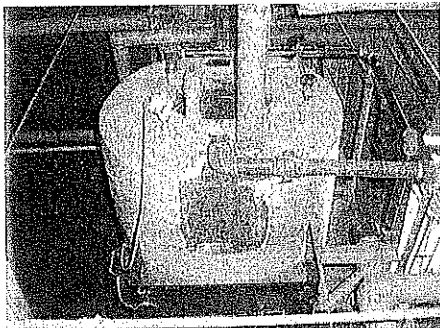
PARKS, LOTS, ROADS (cont'd)

- **Retrofit Old Outdoor Lighting (\$0.140M)**
 - Health and Safety
 - Existing Lighting Level at Dufferin Street Areas is Below the City Standard
 - Area Used on Regular Basis for Parking and Main Entrance
 - Dufferin Gate Entrance Light Fixture (a historical feature) was Removed because of Public Safety and Needs to be Retrofitted/Replaced



FOOD BUILDING (\$0.050M)

- **Replace Corroded Condensate Return Tank and Deareator**
 - State of Good Repair/Health and Safety
 - Original Condensate Return Tank and Deareator are Heavily Rusted
 - Primary Function of the Deareator is to Prevent Corrosion to the Heating System by Removing any Undesirable Gases from Hot Water Returning to the Boilers
 - Safety Hazard Due to it Being a High Pressure Vessel



FOOD BUILDING (cont'd)

- **Kitchen Exhaust Equipment (\$0.100M)**
 - Service Improvements and Enhancements
 - Demand for On-site Cooking Ability for Food Building
 - Additional Five (5) Exhaust Fans will Attract High End Long Term Clients and Additional Revenues of \$15,000 annually
 - Code (OBC) Requires Exhaust Fans for On-site Cooking Booths



QUEEN ELIZABETH BUILDING (\$0.050M)

- **Repaint Ceiling of Exhibit Hall**
 - State of Good Repair/Health and Safety
 - Ceiling Paint has Badly Deteriorated and is Flaking Off
 - Potential for Flaking Paint to Fall to Exhibit Areas When in Use
 - Exhibit Hall Rented 189 Event Days in 2000 to Third Party Licenses

