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
  - Convert Air Conditioning and Heating to NTC Main Chillers & 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) ($0.805M)
  APPROVED BY CITY
  - State of Good Repair/Health and Safety
  - Bically Deteriorated Panels, Rusted Grills and Anchors
  - 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 Unstable Conditions for Public
  - State of Washrooms Affect Ability to Rent Building
NATIONAL TRADE CENTRE
($0.200M)

- Install Fall Protection System Inside Huffcore Wall Bullhead ($0.100M)
  - Health and Safety
  - Huffcore Walls are 35 ft. High x 298 ft. Long Dividing the Trade Show Halls
  - No Proper Egress into Bullhead 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 (38'W x 30'H) with the Most Frequent Use
  - 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 Severe Damaged Columns and 12 Trusses Which Require Replacement and/or significant repair
  - 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 Pedestals
  - Year 2020 Project Revealed More Extensive Brick Damage than Estimated
  - Water Penetration and Damage Will Continue if Brick not Replaced and Proper Waterproofing applied
  - Lighting Fixtures as Determined that Light cannot be Changed Without Socket Falling Down

OTHER BUILDINGS ($0.820M)

- Princes’ Gates – Repair Cracks and Joints, Replace Pre-Cast Panels, Retain 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 Delamination in Several Staircases and Exterior Block Units at the North Pylon (Revealed in 2001)
  - Freezing and Thawing Process has Pushed Out Panels and Created Surfaces and Mortar Joints
  - Potential Safety Hazard to Public

OTHER BUILDINGS (cont’d)

- Various Buildings – Replace Deteriorated Exterior Windows and Doors ($0.150M)
  - State of Good Repair
  - 321 Windows 10–25 years, 106 Windows 26 years plus
  - Well Fitting Windows and Doors Keep Buildings Protected from Weather and Reduce Energy Cost
  - Exposed Life of Windows and Doors for Over 15 years
  - List of Buildings Requiring Attention in Priority are Better Living Centre Courtyard, Administration Building – 2nd Floor, Saniety Building, 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-Arc, West & East Annex, Arena, Substation Roofs, Hall of Fame, Better Living Centre, Home Place, and Suzy's Barnacks
  - 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, translation of Hot, Cold and Drain Lines etc.
  - List of Buildings Requiring Attention in Priority are Prince's Gates, Mid-Arc, Automotive, Queen Elizabeth Exhibit Hall, Better Living Centre, Horticature 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 Requires to Provide Continuity Sound Building for Year-Round Use. Annual Rent $63,000
  - Performing Metal Roof, Deteriorating Joints, Spalling Bricks, & Chalking Stones were noted in numerous Areas
  - Efflorescence Noted in Many Places & Condensation in Winter
  - Bulwark of Roofing Railings Almost Non-Existing
  - Frequent Malfunction of Rooftop Air Conditioning Unit
  - Dusty Damaged Overhead Insulation

EQUIPMENT ($0.550M)

• Various Electrical Equipment for Show Services ($0.360M)
  - Service Improvement and Enhancements/Growth Related
  - Continue an Approved Program Set Up in 2000
  - Increase Efficiency of Electrical Show Services
  - Increase Electrical Equipment in Areas Utilized for Various Show Services
  - Net Revenues from Electrical Show Services in 2001 is $22,000 Annually
  - Projected Year 2001

EQUIPMENT (cont'd)

• Assess, Overhaul and Repair Transformer, Switchgear, Switchboard, Circuit Breaker and Feeder (76 sets 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 Switchers. Failure Will Result in Prolonged Shutdown (5-12 hours)
  - Removal and Legal Action by Terrorists if Equipment Fails During Events
  - Shutdown, Assess and Overhaul each Set of Equipment for Repair
EQUIPMENT (cont'd)
- Install Underground 600V and PBB Cable Through Manhole System for Power Point Locations at Old Stadium Site ($0.100M)
  - Health and Safety/Service Improvement
  - Provide 600V and PBB 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 Maintenability 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 ($0.05M per annum)
  - Automatic Cash Registration/Receipt 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 Glaze Repair
  - Depressed Original Single Glass Single Glaze Windows (71 years-old)
  - Many Windows do not Open and Cannot be Closed or Locked
  - Window and Frames are Depreciated 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 Sidewalk, Pathways, Roads and Lots ($0.125M)
  - Health and Safety-State of Good Repair
  - Dufferin Street Pavers are Below Safety Standard of Pavement
  - Dufferin Street has one of the Highest Accident Rates in City
  - New Sidewalk at Prince Edward Island Carrot to Prevent Pedestrian 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 Replaced for Public Safety and Needs to be Reinstalled/Replaced

FOOD BUILDING
($0.050M)

- Replace Corroded Condensate Return Tank and Deaerator
  - State of Good Repair/Health and Safety
  - Original Condensate Return Tank and Deaerator are Heavily Rusting
  - Primary Function of the Deaerator is to Prevent Corrosion to the Heating System by Removing any Uncontrollable 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 Revenue of $15,000 annually
  - Code (OBC) Replaces 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 Peeling Off
  - Potential for Peeling Paint to Fall to Exhibit Area When in Use
  - Exhibit Hall Rented 189 Event Days in 2010 to Third Party Licenses