



Meridian Arts Centre - Roof

Date: August 20, 2020

To: Audit Committee and the Board of Directors of TO Live

From: President and Chief Executive Officer

SUMMARY

The purpose of this report is to update the Board on the current condition of the roof of the Meridian Arts Centre.

RECOMMENDATIONS

The President and Chief Executive Officer recommends that the Board of Directors of TO Live receive this report for information.

FINANCIAL IMPACT

There is no financial impact at this time. Future funding of approximately \$7.5M will be required for a full MAC roof replacement.

DECISION HISTORY

At its May 22, 2020 meeting, the Board adopted the 2020 State of Good Repair and Facility Fee Reserve Fund with amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CT10.5>

At its February 11, 2020 meeting, TO Live's Audit Committee recommended that the Board approve funding for all proposed SOGR and FFRF projects. This report included TO Live's 10-Year Capital Plan including funded, "above the line" and unfunded "below the line" capital projects.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.RZ5.4>

At its May 9, 2019 meeting, the Board received the report Protocol for the Management of TO Live Capital Projects.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CT3.5>

COMMENTS

In 2018, TO Live commissioned a Building Condition Assessment (BCA) for the Meridian Arts Centre (MAC). The assessment noted the roof appeared original to the 1992 construction of the building. The report notes the roof is likely nearing the end of its service life with progressively larger signs of aging and deterioration to be expected in the near future.

The BCA recommended a multi-year phased replacement of the roof to commence in 2019. This \$7.5M project is contained in TO Live's ten-year capital plan and would be scheduled to commence in 2020 over a four-year period, however this project is currently unfunded or "below the line."

In the late spring of 2020, it was discovered that water was penetrating the MAC from its roof. A localized repair of the roof was completed at a cost of approximately \$15,000. The repair required moderate portions of the roof to be exposed to the concert slab. This allowed for a detailed inspection of two portions of the roof. Contractors conducting the repair documented the roof to be in very poor condition, likely from deficiencies in the original installation and general wear and aging.

With the remainder of the roof being the same age and installed by the same contractor as the damaged portions, it is reasonable to conclude the specific concerns discovered in the repair area are present in most other areas. Management anticipates continued issues with the roof that, if not addressed, could lead to continued water penetration which can result in mould growth, structural degradation, equipment and cosmetic damage.

While there are currently no other visible signs of water penetrations, TO Live has begun discussions with Financial Planning at the City to address the anticipated replacement need. Options include identifying funding to launch an RFP for a project architect in 2020 to begin design and determining if the entire construction cost of the project can be brought, "above the line" in 2021 and beyond within the City's regular budget process.

Additional considerations include the project management of the project as outlined in the *Protocol for the Management of TO Live Capital Projects* brought before the Board in May 2019.

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SIGNATURE

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ATTACHMENTS

None