Minutes - Executive Policy Committee - May 12, 2004

REPORTS

Minute No. 350 Heritage Conservation Tax Credit - Ramada Marlborough Hotel, 331 Smith Street
File G-3.1.5

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the administrative recommendation and recommends to Council:

1. That a Heritage Conservation Tax Credit of up to a maximum of $405,300.00 be approved to the Marlborough Hotel Corporation, to undertake conservation and rehabilitation work on the Ramada Marlborough Hotel, 331 Smith Street, and to be utilized by the owner over a maximum ten-year period following completion of the project, subject to the owner retaining and preserving original and significant material.

2. That the Heritage Investment Reserve be approved as the source of funding.

3. That the Heritage Conservation Tax Credits be approved pending further approval by the Historical Buildings Committee and Downtown Design Board on the exact means for rehabilitating the building.

4. That no work proceed without design/heritage approval and/or prior to the issuance of all relevant development permits.

5. That the Chief Administrative Officer be authorized to finalize and approve the terms and conditions of all agreements required to implement matters as directed by Council.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Gerbasi,

That the administrative recommendation be concurred in and forwarded to Council.

Carried

Re: REQUEST FOR A HERITAGE CONSERVATION TAX CREDIT FOR THE RAMADA MARLBOROUGH HOTEL, 331 SMITH STREET

For submission to: **Executive Policy Committee**

Original report signed by: **Director of Planning, Property and Development**

Report date: May 6, 2004

Recommendation(s):

1. That City Council:
    a. approve a Heritage Conservation Tax Credit of up to a maximum of $405,300 to the Marlborough Hotel Corporation, to undertake conservation and rehabilitation work on the Ramada Marlborough Hotel, 331 Smith Street, and to be utilized by the owner over a maximum ten-year period following completion of the project, subject to the owner retaining and preserving original and significant material;
    b. approve the Heritage Investment Reserve as the source of funding;
    c. approve the Heritage Conservation Tax Credits pending further approval by the Historical Buildings Committee and Downtown Design Board on the exact means for rehabilitating the building; and,
    d. require that no work may proceed without design/heritage approval and/or prior to the issuance of all relevant development permits.
2. That the Chief Administrative Officer be authorized to finalize and approve the terms and conditions of all agreements required to implement matters as directed by Council; and,
3. That the Proper Officers of the City do all things necessary to effect the intent of the foregoing.

REPORT SUMMARY

Key Issues:

- The owners of the Ramada Marlborough Hotel, 331 Smith Street, wish to rehabilitate this major heritage landmark building as well as redevelop the adjacent former Garrick Theatre located at 330 Garry Street. The total estimated cost of the project is $1.875 million, of which $810,600 is eligible for a tax credit under the Heritage Conservation Tax Credit program (being eligible renovations to the Ramada Marlborough Hotel).
- The administration is recommending a Heritage Conservation Tax Credit to a maximum of $405,300, based upon the estimated future municipal portion of realty and business taxes following restoration and the redevelopment of the adjacent property.
- It is estimated that as a result of this project, the city will accrue an additional $41,667 in municipal property and business taxes annually (total existing municipal property and business tax is $89,040 while the estimated municipal property and business taxes following redevelopment will be $130,707).
- In addition to the new assessment and increased tax base for the city, the overall scope of this project will provide a new and unique pool / waterslide amenity to the downtown.

- A previous CentreVenture Heritage Tax Credit (2000) of $139,834 has been fully utilized.
- The Heritage Investment Reserve has the capacity to accommodate this recommendation.

Implications of the Recommendation(s):

General implications:

	None
	For the organization overall and/or for other departments
X	**For the community and/or organizations external to the City of Winnipeg**
X	**Involves a multi-year contract**

Comment(s):

- This report recommends a Heritage Conservation Tax Credit to the Marlborough Hotel Corporation.
- Heritage Conservation Tax Credits may be allocated over a maximum 10-year period following completion of the project to reduce municipal property and business taxes for the Ramada Marlborough Hotel property at 331 Smith Street.

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

- The Heritage Conservation Tax Credit (HCTC) as shown within the Financial Impact Statement can be accommodated within the Heritage Investment Reserve.

- The HCTC would be available for use by the applicant over a ten-year period following completion of the project.
- Per Council policy, the incremental portion of the Municipal portion of the tax received from this project will be redirected to the Heritage Investment Reserve until its capacity has been restored.

REASON FOR THE REPORT:
On January 28, 2004, the Ramada Marlborough Hotel Corporation made an application to the Planning, Property and Development Department for a Heritage Conservation Tax Credit for the Ramada Marlborough Hotel, 331 Smith Street.

City Council retains sole responsibility for accepting or rejecting applications and for approving the amount of tax credit to be allocated to each authorized project.

HISTORY:
On April 6, 1998, the City of Winnipeg, recognizing the major significance of this structure, listed the Marlborough Hotel on the Buildings Conservation List under the terms of the Historical Buildings By-law 1474/77 (as amended) as a Grade II structure with the following interior elements: 1) tea room on mezzanine; 2) original stained glass windows; 3) main floor dining room; 4) main floor coffee shop; 5) 8th floor ballroom (1923); 6) press club and fireplace in the basement.

DISCUSSION:
The Marlborough Hotel Corporation proposes to invest over $1.8 million in the redevelopment of a complex consisting of the former Garrick Theatre and the Ramada Marlborough Hotel.

Background
The Marlborough (originally called the Olympia Hotel) was the dream of four Sicilian immigrants to Canada. They had planned a nine-storey hotel just north of their café on Smith Street in 1910. Mayor Thomas R. Deacon signed in as the first guest in November 1914 with just three floors completed. With the start of World War I the enterprise failed and the building closed. The vacant building was used temporarily by the Dominion government to house troops.

In the 1920s new investors completed six additional floors. The hotel has undergone several ownership and physical changes over the years, although most of the original interior features remain. An eight-storey annex was built on the north side in 1956-59. It initially contained 200 rooms, beverage and eating facilities, and the Skyview Ballroom. Most of the 1913-21 section was converted to office space and merchandise showrooms in 1976-77.

The site was acquired in 1991 by the German Canadian Congress for partial conversion to a cultural center and senior citizens' residence to be operated in conjunction with the hotel. Financial difficulties soon arose, however, and the property was returned to its former owners. The hotel later reopened under the management of the Ramada chain.

The current owners purchased the hotel in 2001, fully understanding that not only a significant capital investment would be required but also a new marketing direction would be needed to ensure the economic viability of the hotel. For the last six months the occupancy rate of this hotel is 28%, while the average occupancy of the major downtown hotels in the city is 68%.

It is the intent of the owners to upgrade the hotel to a more functional state for contemporary hotel use.

Previous Heritage Incentives

The Marlborough Hotel has previously received one heritage incentive. A CentreVenture Heritage Tax Credit was awarded to the previous owner, Briman Management Ltd., of up to $139,834 for work totaling $279,668 (work included upgrading the mechanical system, elevator repairs, and window repairs). In November 2001, the Heritage Tax Credit was transferred to the new owners of the building and an adjustment on their annual municipal and business taxes has been made.

The Heritage Conservation Tax Credit Program (HCTC)

The HCTC incentive strategy was adopted by City Council in 1998 on a pilot basis for three years with a review during the third year. The purpose of the program was to assist a limited number of projects selected for their ability to:

- increase property assessment values; and
- fulfill functions not likely to be displaced from other parts of the city.

Another criteria that has been established previously by Council is that heritage incentives should be used primarily for vacant or underutilized heritage buildings.

Council retains sole responsibility for accepting or rejecting applications and for setting the amount of tax credit to be allocated to each authorized project.

To date, Council has approved the following tax incentives under this program:

Building Name	Work	Amount of Incentive	Status
Former Free Press Building, 300 Carlton St.	exterior restoration	$400,000	work complete
Marshall Wells Building, 136 Market Avenue	interior upgrade	$3 million	work complete
Portage Village Inn, 311 Portage Ave. (A&B Sound)	interior upgrade	$835,000	work complete
146-164 Princess Street (Red River College)	downtown technical campus	$15 million	work complete
211 Bannatyne Avenue (formerly 476 Main Street, J.H. Ashdown Hardware Store	commercial offices, studios, and artists live / work spaces	$1.715 million	work complete
222 Broadway, Hotel Fort Garry	interior upgrade	$2.68 million	work underway
500/504 Main Street, Union Bank Tower and Annex	restoration & rehabilitation	$2 million	work pending

361 Hargrave Street, former Film Exchange Building	rehabilitation & construction of addition	$800,000	work complete
167 Lombard Avenue, Grain Exchange Building	rehabilitation & restoration	$765,000	work complete
228 Notre Dame, The Lindsay Building	rehabilitation and restoration	$110,000	work complete
283 Bannatyne Avenue, Travellers Building	conservation and rehabilitation work	$250,000	work underway
130-132 James Avenue, Victor Fox Foods Building	conservation and rehabilitation work	$250,000	work pending

The value of an approved tax credit may be up to 50% of the net private investment made in eligible work. This credit may be used at a recipient's discretion over a maximum 10-year period to reduce the property, business and, in specific circumstances, the amusement taxes levied by the City on the structure and its site.

The program is intended to support work that:

- conserves significant architectural or other heritage elements; and/or
- repairs and stabilizes City-designated structures;
- extends the life of such structures;
- rehabilitates space to meet contemporary requirements, but in the process makes minimal changes to a structure's historical integrity, including its defining design characteristics, site and environment.

Scope of Work

Based on an application and Conservation Report submitted to the City, the applicants advise that they have a multi-stage plan to stabilize the deteriorating heritage components of the property which will increase the occupancy rate of the hotel as well as provide a major entertainment venue in the downtown.

The applicants explain that there is a severe deterioration of the main entrance canopy, parapet wall, and a portion of the roof. On the interior the applicants propose to restore portions of the original woodwork, repair stained glass, and continue to upgrade mechanical and the elevator systems.

To increase the occupancy rate in the building, the owners intend to develop 16 residential suites on the 4th and 5th floors. These will be made available for the business traveler and families. The owners are also in the process of upgrading all the rooms in the hotel with new carpeting, paint and other furnishings.

In 2003, the owners of the hotel purchased the vacant Garrick Theatre, 330 Garry Street, located directly behind the hotel. This 23,000 square foot building will be converted into a unique entertainment venue for the downtown. One of the theatres will be converted into a pool and waterslide facility. Two other theatres in the building will be converted into multi-purpose presentation facilities serving up to 850 people. The last remaining theatre will be converted into a live entertainment venue seating up to 780 people. All the facilities will be made available to the guests of the hotel by means of a new skywalk to be built between the hotel and the Garrick Theatre.

The owners will invest approximately $1.875 million to rehabilitate the complex. The HCTC is needed to repair and redevelop the Marlborough Hotel.

The work that they propose to do will ensure that the exterior architectural elements are repaired and have a long-term life expectancy. The work proposed will have minimal impact on the historical integrity of the building.

The applicants propose to rehabilitate the Ramada Marlborough Hotel immediately, and to be completed by August 2004. The following specific work is proposed:

Exterior work:

- repair entrance canopy
- repair parapet and roof
- construct link between the hotel and theatre

Interior work:

- redevelop existing display rooms to suites
- repair and restore original heritage finishes and stained glass
- electrical, mechanical upgrade
- elevator upgrade

FINANCIAL IMPLICATIONS:

The owners propose to invest approximately $1.875 million to rehabilitate this building and to upgrade the adjacent Garrick Theatre. Eligible costs to rehabilitate the Ramada Marlborough Hotel are an estimated $ 810,600. The owners are requesting the maximum Heritage Conservation Tax Credit available at 50% of eligible costs or $ 405,300.

The previous owners had been awarded a CentreVenture Heritage Tax Credit (2000) of $139,834 for mechanical upgrades to the building. This Heritage Tax Credit was fully utilized in 2003.

Existing 2004 Tax Year information

	Market Value Assessment (non-portioned)	Annual Rental Value	Municipal Taxes Accruing to the City of Winnipeg
Marlborough Hotel (331 Smith):			
• Realty	$1,720,000		$33,189
• Business		$407,580	$39,739
Garrick Theatre (330 Garry):			
• Realty	$835,000		$16,112
• Business		N/A	
Totals	$2,555,000	$407,580	$89,040

Tax Estimates following Redevelopment

	Market Value Assessment (non-portioned)	Annual Rental Value	Municipal Taxes Accruing to the City of Winnipeg
Marlborough Hotel & Garrick Theatre:			
• Realty	$4,500,000		$86,832
• Business		$450,000	$43,875
Totals	$4,500,000	$450,000	$130,707

The current assessed value of the property is estimated to increase by approximately 76% following redevelopment. As a result, the current municipal portion of the realty and business taxes for the complex is estimated to increase by approximately 47%.

The Administration recommends an HCTC for $405,300 based upon our estimates of the future municipal portion of property and eligible business taxes for the restored and fully occupied heritage building as well as the adjacent redeveloped Garrick Theatre site. This proposed heritage incentive package of $405,300 is approximately 21.6% of the total value of the project. The heritage incentives would lever an approximate 4.6: 1 private to public investment, which is lower than the more favorable range for these types of projects (i.e. greater than 8:1 leverage of private to public investment has been viewed as the benchmark).

In addition to the tax benefits to the city, the overall scope of this project will provide a new and unique amenity to the downtown. It is anticipated that the new pool / waterslide facility with hot tub and kids pool will open up the Ramada Marlborough to a never before available leisure market.

Approximately 43% ($ 37,531) of the municipal portion of property taxes and 10% ($4,136) of the business taxes will be new (incremental) revenues to the City of Winnipeg. Council policy requires that incremental taxes attributable to this project be redirected to the Heritage Investment Reserve until the Reserve's capacity has been restored. As such, the HCTC recommended within this Report can be accommodated within the Heritage Investment Reserve.

Financial Impact Statement

Date: May 7, 2004

Project Name:

REQUEST FOR A HERITAGE TAX CREDIT FOR THE RAMADA MARLBOROUGH HOTEL, 331 SMITH STREET

First Year of Program 2005

	2005	2006	2007	2008	2009 (& beyond)
Capital					
Capital Expenditures Required					
Less: Existing Budgeted Costs					
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal					
Debt - External					
Grants (Enter Description Here)					
Reserves, Equity, Surplus					
Other - Enter Description Here					
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 81,406	$ 81,406	$ 81,406	$ 161,082
Less: Incremental Revenue/Recovery	81,406	81,406	81,406	81,406	79,676
Net Cost/(Benefit)	$ (81,406)	$ -	$ -	$ -	$ 81,406
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ (81,406)	$ -	$ -	$ -	$ 81,406

Additional Comments:

It is assumed that incremental revenues will begin accruing to the City in 2005 and corresponding expense in 2006. Direct costs are realty and business taxes foregone by the City. It is assumed that the portioned assessment, annual rental value, mill rate and business tax levy are constant for the 6-year timeframe of this analysis. Revenues represent incremental realty and business tax revenues based on the same assumptions. Over the course of the 6-year period, net revenues are equally offset by net expenditures so there is no impact on the current budget. The $405,300 credit will be financed by the Heritage Investment Reserve Fund.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY: LEGAL SERVICES, PROPERTY ASSESSMENT, AND CORPORATE FINANCE.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Jim Paterson / Giles Bugailiskis

Document name:O:\Reports Directive\Office of the Director\Downtown Manager\331 Smith Marlborough Hotel.doc

Ramada Marlborough Hotel
Renovations/Redevelopment Plan

On September 17, 2001 the Ramada Marlborough Hotel was purchased for $ 4.1 million by a partnership of individuals with a wealth of experience in the hotel industry. It was clear to us that the Ramada Marlborough Hotel, at the time of the purchase, was losing money and under performing in the Winnipeg market place. It was also apparent that the previous owners had neglected the property and that significant capital improvement would be necessary. The events of September 11th and the subsequent continuing economic downturn compounded these problems making it clear to us that a whole new direction would be needed to ensure the economic viability of the hotel.

The hotel itself, originally the Olympia Hotel, has been designated as a Heritage Building by the City of Winnipeg. More than that though the Ramada Marlborough Hotel is a truly historic landmark in downtown Winnipeg. To ensure the economic viability of the hotel we have had to expand our vision of how the Ramada Marlborough Hotel could be developed into a viable, contributing partner in the revitalization of downtown Winnipeg. The location of the hotel, central to most all of the other major projects presently on-going or proposed for the downtown, makes it an important cog in the City's vision of a productive, active downtown.

One of the major factors facing the Ramada Marlborough Hotel is the continuing decline in the occupancy and room rates. There are a number of factors influencing this decline and we have already undertaken an overall upgrade and refurbishing of hotel rooms. This, by itself, will not be sufficient to obtain the occupancy and room rates required for survival. New markets will need to be developed and it is our intention to specifically target segments of the overall hotel market not yet addressed by our facility. To accomplish this goal will require that we upgrade the Ramada Marlborough Hotel to a more functional state for contemporary hotel use.

The first step in this transformation is in the development of suites on the fourth and fifth floors of the hotel. The plan is to convert the rooms on these two floors to eight suites per floor. These sixteen suites will open up a new market to the hotel, as both business travellers and families are presently finding that suites fit their travel plans better then conventional hotel rooms. This will not only help occupancy rates but also will increase room rates as these occupants are prepared to pay a premium for a suite.

The next conversion required to increase occupancy and ensure the economic survival of the hotel is the addition of an amenity that no other hotel in downtown Winnipeg has to offer. A pool/waterslide facility with hot tub and kiddie pool will open up the Ramada Marlborough Hotel to a never before available leisure market and sports teams. Such a facility would be the only one in downtown Winnipeg and would result in a significant increase in both occupancy and room rates, while also bringing more people into the downtown area. As it was not feasible to develop any portion of the existing structure of

the Ramada Marlborough Hotel into the desired pool/waterslide facility, new avenues had to be explored. With this in mind our group purchased the Garrick Theatre property at 330 Garry Street, directly behind the hotel.

The Garrick Theatre is 23,000 square feet of building space comprised of three separate square buildings all tied into one structure. It is our intention to convert existing Theatre 3 into the desired pool/waterslide facility. The remainder of the property will be converted into what we see as an exciting, contributing feature in the redevelopment and revitalization of downtown Winnipeg. The conversion of Theatres 1 and 4 into state of the art, technology based presentation facilities have already been substantially completed. These theatres are multi-use, multi-purpose presentation facilities, equipped with the latest in technological equipment required for high-end group presentations. These two theatres are capable of serving up to 850 people at a time and are being marketed to business, government and educational institutions as a tool to reach customers, investors, employees and students. The final phase of the redevelopment of this property will be the development of Theatre 2 to a live entertainment based theatre, which will be capable of staging live performances. This theatre will have the ability to attract and entertain a further 780 people in downtown Winnipeg. This bold and exciting new venture will be tied back to the Ramada Marlborough Hotel via a skywalk, creating an entire complex of 40,000 square feet of banquet, meeting and leisure space second only in size to the Winnipeg Convention Centre. This will give downtown Winnipeg two significant facilities capable of attracting major convention business to the City. Revenues generated by the theatres from food and beverage services provided by the Ramada Marlborough Hotel will help ensure the continuing functionality and prosperity of this grand old hotel.

This complex of historically significant architecture and cutting edge services will solidify the future of the Ramada Marlborough Hotel in downtown Winnipeg by expanding on it's present abilities to service an increasingly demanding consumer. In securing the health and well being of the Ramada Marlborough Hotel the City of Winnipeg will have a jewel of an historic landmark dead in the centre of its revitalized downtown. These goals cannot be reached without the financial support and ongoing commitment of the City of Winnipeg to see them through. Our partnership has the greatest faith in our ability to deliver a revitalized, vibrant facility to the citizens of Winnipeg and visitors to our city. We believe in the Mayor's vision of a revitalized downtown and agree that such development is necessary for the future health and prosperity of our city. We also believe that the historic Ramada Marlborough Hotel must be a part of that revitalized downtown and are committed to ensuring that it becomes one of the City's showcases in downtown Winnipeg.

Attached to this preamble is an application for a City Of Winnipeg Heritage Conservation Tax Credit, along with all of the appropriate attachments. To be able to complete such a grand project will require the cooperation and assistance of the City, which will secure an economic future for this fabulous old hotel.

City of Winnipeg
Heritage Conservation Tax Credit Application
For Ramada Marlborough Hotel

Legal address – 331 Smith Street
Winnipeg, Manitoba R3B 2G9

Registered owner – Marlborough Hotel Corporation

Legal property description – Lot 214-217, Block 3, Plan 129, Parish 1 ST J

Certificate of title number – 1828723

Property assessment roll number – 13052159000

Heritage designation – Grade II

Condition of the structure:

There are significant elements of the structure that are in disrepair and if left unaddressed will result in deterioration of the property and compromise the historical significance of the structure. The main entrance canopy is corroding resulting in water leaking into the building. The Smith Street façade is also problematic and the parapet wall is becoming unsafe (see the quotation from Alfred Widmer). There is also a major problem with the roof of the building over the Skyview Ballroom, which needs to be addressed as soon as possible.

Other than the above, structurally the hotel is in good shape. The majority of the hotel however is in need of upgrading due to years of neglect by previous owners.

Occupancy rates:

Over the last six months the average occupancy rate of the hotel is approximately 28%. During this same period the average occupancy rate of the other major downtown hotels in the City is approximately 68%.

Description of proposed work - see attached schedule 1.

Project schedule – see attached schedule 2.

Financial plan:

The total cost of all renovations and redevelopment of the property is expected to be $ 1,875,142. The attached schedule 2 lists the cost estimates for each item on the schedule. Independent quotations are also attached to the schedule for any eligible expenses. The entire project is being financed through Vantis Credit Union and all financing for the project is already in place. No other public funding has been applied for.

Drawings and/or specifications:

Attached are copies of the drawings for the development of suites, the link between the hotel and the theatre and the development of the pool / waterslide.

Future upkeep and repair:

There is presently a maintenance department at the hotel consisting of three employees including the chief engineer. We have an annual maintenance budget of $ 144,000, over and above the wages of the maintenance department, and are setting aside a reserve fund of 3 % of revenues to be used for major upgrades or repairs. There is a quarterly inspection program administered by the director of operations during which all areas of the property are inspected and discussed with the maintenance department.

Ramada Marlborough Hotel

Heritage Conservation Tax Credit Application

Schedule 1

Description of proposed work

item

1 Repair and rejuvenate main entrance canopy and Smith Street façade - see detailed quotation from Alfred Widmer.

2 Cosmetic restoration of Eaton Hall - this includes painting, carpeting and supply and install wallcovering. This is necessary partially due to the fact that the new link being constructed to attach the hotel to the theatre will utilize some of this space. The restoration work will attempt to maintain the hall as close to its original appearance as possible.

3 Cosmetic restoration of Marlborough Hall - this is the original main hall of the hotel which requires restoration of the woodwork, paint and plaster. The carpet is also to be replaced with one similar to the original vintage.

4 Restore and repair stained glass - the stained glass in the hotel is the original stained glass. There are several cracked, missing or faded panes which will need repaired or replaced to restore it to its original condition.

5 Electrical panel upgrade - the electrical panel is the old fuse type panel which must be changed to breakers to comply with current safety regulations.

6 Roof repairs - the roof over the Skyview Ballroom requires significant repair before any further deterioration jeopardizes the interior or ceiling of the ballroom.

7 Redesign of boilers for energy consumption - the design of the boiler system was implemented in an era when excess energy consumption and the environment overall were not a concern. The new design will reduce energy consumption and take the boilers off the 365 day 24 hour schedule that they are presently on.

8 Fashion Mall elevator upgrade - these are the original elevators of the hotel. There have been several facelifts over the years to the point that they no longer bear any resemblance to the original elevators. The plan is to return them to their original state while meeting today's standards and regulations.

9 Construct link between hotel and theatre - the development of a pool / waterslide in the Garrick Theatre building and a link between the hotel and the theatre is seen as being necessary for the economic survival of the property. This change will allow the hotel to meet contemporary guest and economic requirements while making minimal changes to the hotels historical integrity.

Ramada Marlborough Hotel

Heritage Conservation Tax Credit Application

Schedule 1

Description of proposed work, continued

item

10 Redevelop 4th and 5th floors into 8 suites per floor - the display rooms in the hotel was a feature of the hotel that was appropriate in the 1960's to accommodate a growing garment industry which at the time was a tremendous revenue source for the hotel. Over the years the utilization of these rooms by the garment industry has greatly diminished leaving these floors largely unoccupied. The intent is to convert these small, unrentable rooms into suites to accommodate modern travelers who are more demanding of such amenities, thereby converting these floors to a more functional state for contemporary occupancy.

11 Architectural, plan and design fees - self explanatory.

12 Furnishings for new suites - to fully furnish the new suites referred to in item 10.

13 Replacement of beds and draperies - replacement of beds and draperies for all rooms that have not already been recently upgraded.

14 Replace carpeting in 56 rooms and 2 hallways - as close to original vintage as possible.

15 Replace flooring in main kitchen - to match original kitchen flooring.

16 Paint main kitchen - to match original paint scheme of kitchen.

17 Banquet supplies and smallwares

18 Legal and accounting fees related to renovations

19 Miscellaneous incidental items

20 Refinishing of 82 bathtubs - to be refinished to their original state.

21 Acquisition of 73 new television sets

22 Repaint guest rooms - to match original scheme as closely as possible.

23 Replace carpeting of hallways on four floors - again to match original vintage as closely as possible.

24 Replace carpeting in Churchill's and Joana's - to match original vintage.

Ramada Marlborough Hotel

Heritage Conservation Tax Credit Application

Schedule 1

Description of proposed work, continued

item

25 Development of pool / waterslide - the development of a pool / waterslide is seen as a necessary addition to the property to ensure its economic survival. It is not feasible to incorporate such a facility into the existing structure so by constructing this feature in an adjoining building we are making changes to meet contemporary guest requirements while not compromising the historical integrity of the structure in any way.

26 Conversion of original 1919 cinema into presentation theatre

Ramada Marlborough Hotel

Heritage Conservation Tax Credit Application

Schedule 2

Cost and schedule for completion of proposed work

A. Marlborough Hotel Renovations

item		projected cost	start date	completion date
1	Repair and rejuvenate main entrance canopy and Smith Street façade	171,000	1-May-04	31-Jul-04
2	Cosmetic restoration of Eaton Hall	30,342	1-Apr-04	30-Apr-04
3	Cosmetic restoration of Marlborough Hall	350	1-Apr-04	30-Apr-04
4	Restore and repair stained glass	13,800	1-Apr-04	30-Apr-04
5	Electrical panel upgrade	850	1-Mar-04	15-Mar-04
6	Roof repairs	61,550	15-Feb-04	31-Mar-04
7	Redesign of boilers for energy consumption	49,750	1-Mar-04	31-Mar-04
8	Fashion Mall elevator upgrade	20,000	1-Mar-04	31-Mar-04
9	Construct link between hotel and theatre	200,000	15-Feb-04	15-Jun-04
10	Redevelop 4th and 5th floors into 8 suites per floor	175,000	15-Feb-04	15-Jun-04
11	Architectural, plan and design fees	88,000	1-Feb-04	15-Feb-04
	total section A. eligible expenses	810,642		

Ramada Marlborough Hotel

Heritage Conservation Tax Credit Application

Schedule 2, continued

Cost and schedule for completion of proposed work

	item	projected cost	start date	completion date
12	Furnishings for new suites	80,000	1-Apr-04	30-Apr-04
13	Replacement of beds and draperies	100,000	1-Apr-04	30-Apr-04
14	Replace carpeting in 56 rooms and 2 hallways	40,000	1-Mar-04	31-Mar-04
15	Replace flooring in main kitchen	20,000	1-Apr-04	30-Apr-04
16	Paint main kitchen	10,000	1-Apr-04	30-Apr-04
17	Banquet supplies and smallwares	50,000	1-Mar-04	15-Mar-04
18	Legal and accounting fees related to renovations	30,000	1-Feb-04	31-Jul-04
19	Miscellaneous incidental items	50,000	1-Feb-04	31-Jul-04
20	Refinishing of 82 bathtubs	20,500	1-Mar-04	31-Mar-04
21	Acquisition of 73 new television sets	30,000	15-Feb-04	28-Feb-04
22	Repaint guest rooms	66,000	15-Feb-04	30-Apr-04
23	Replace carpeting of hallways on four floors	25,000	1-Apr-04	30-Apr-04
24	Replace carpeting in Churchill's and Joana's	16,000	1-Mar-04	31-Mar-04
	total section A. ineligible expenses	537,500		

Ramada Marlborough Hotel

Heritage Conservation Tax Credit Application

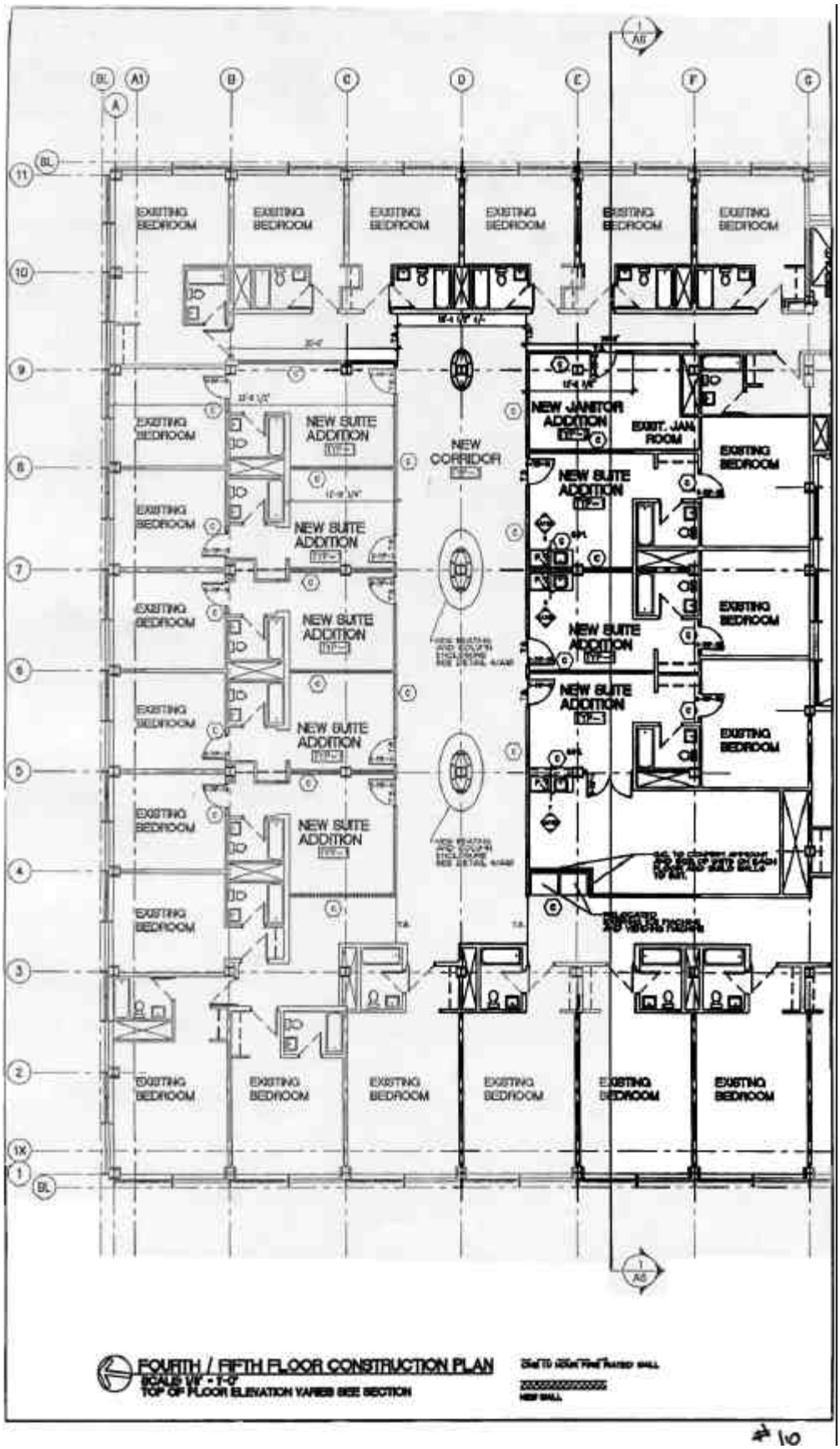
Schedule 2, continued

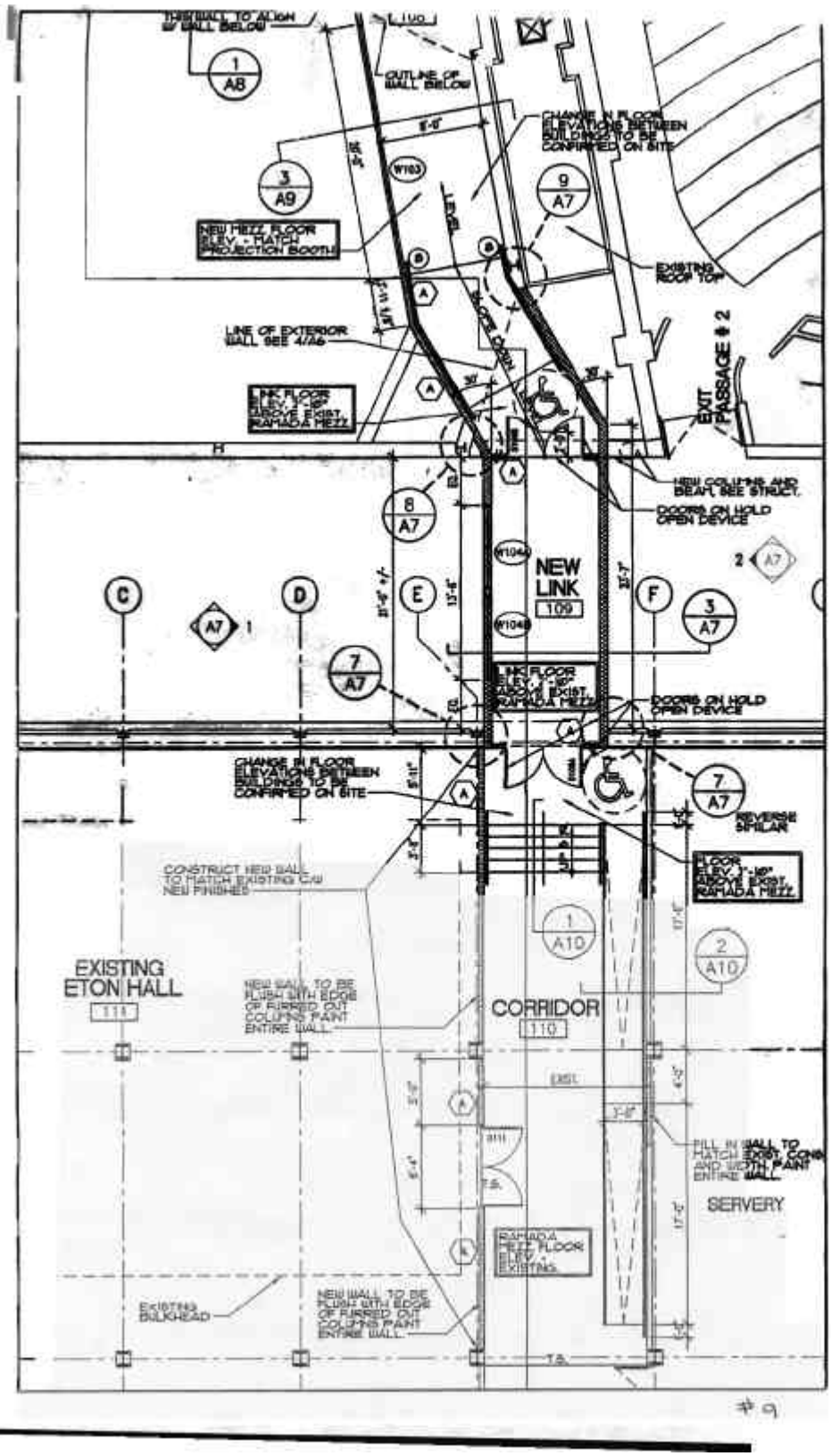
Cost and schedule for completion of proposed work

item		projected cost	start date	completion date
	B. Garrick Theatre Redevelopment			
25	Development of pool / waterslide	477,000	15-Feb-04	15-Jun-04
26	Conversion of original 1919 cinema into presentation theatre	50,000	1-May-04	31-May-04
	total section B. expenses	527,000		

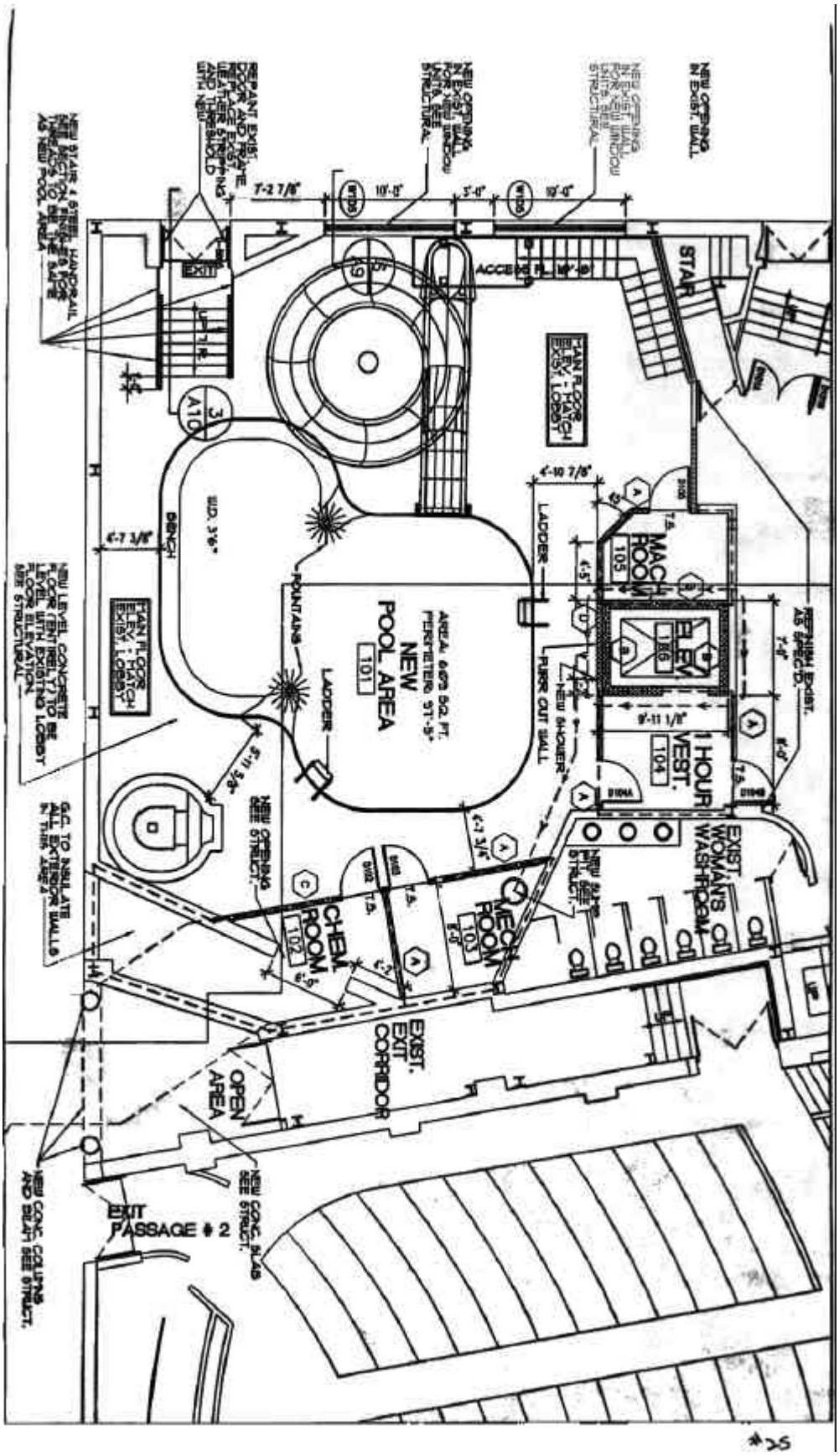
summary

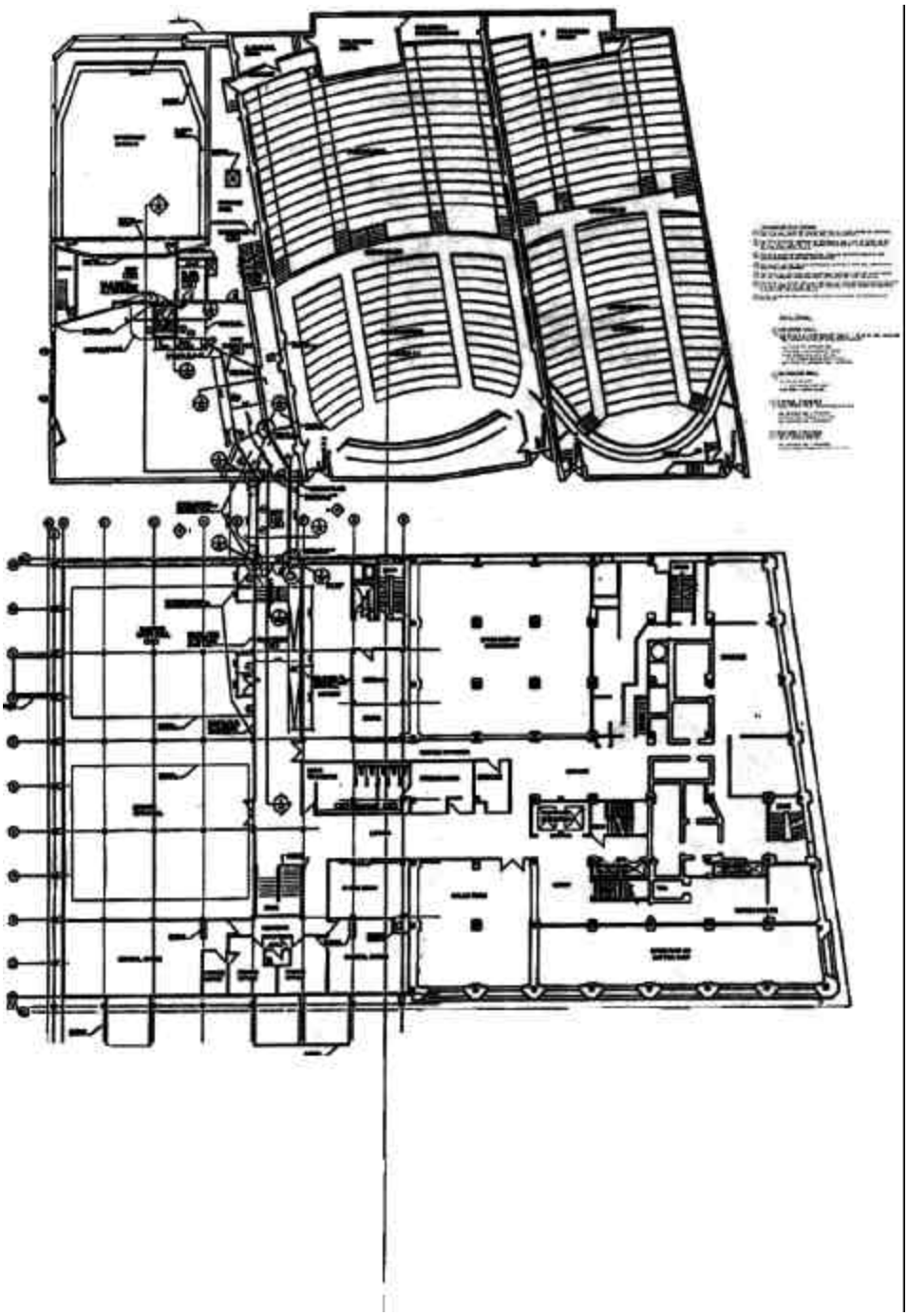
total section A. eligible expenses	810,642
total section A. ineligible expenses	537,500
total section B. expenses	527,000
Total project expenditures	1,875,142

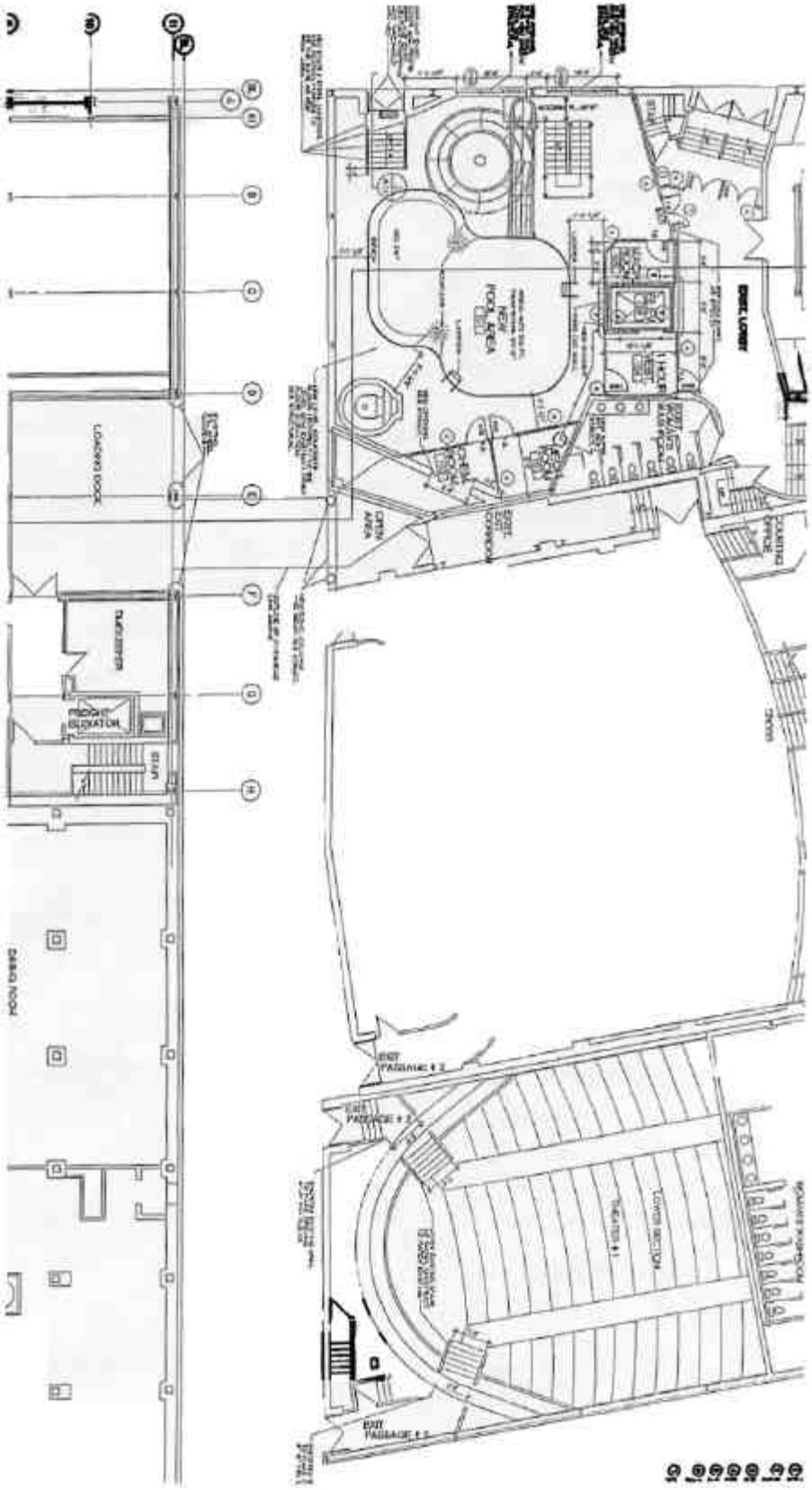

EXISTING BEDROOM
NEW SUITE ADDITION
NEW CORRIDOR
NEW JANITOR ADDITION
EXIST. JAN. ROOM
FOURTH / FIFTH FLOOR CONSTRUCTION PLAN
SCALE 1/8" = 1'-0"
TOP OF FLOOR ELEVATION VARIES SEE SECTION

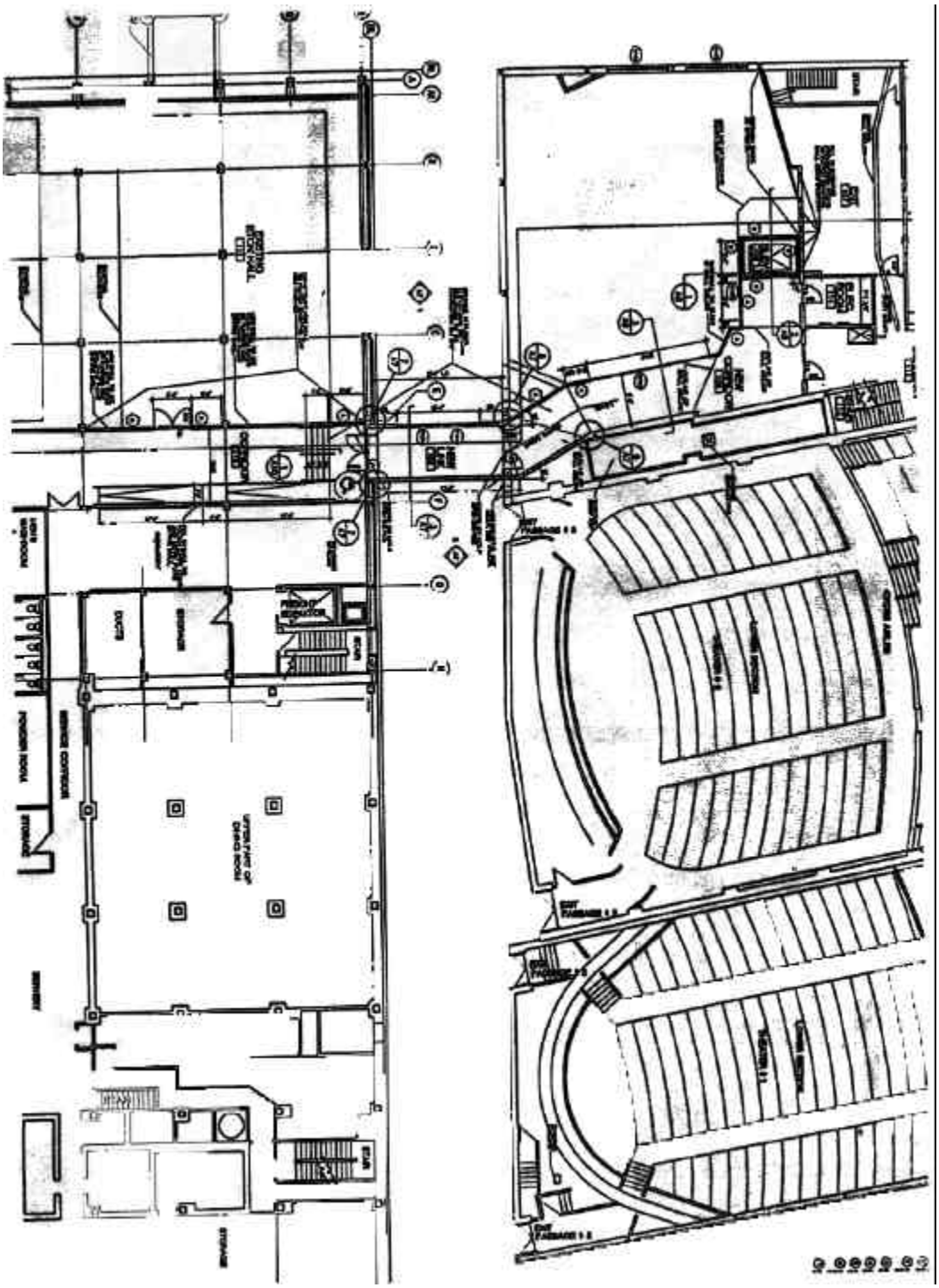


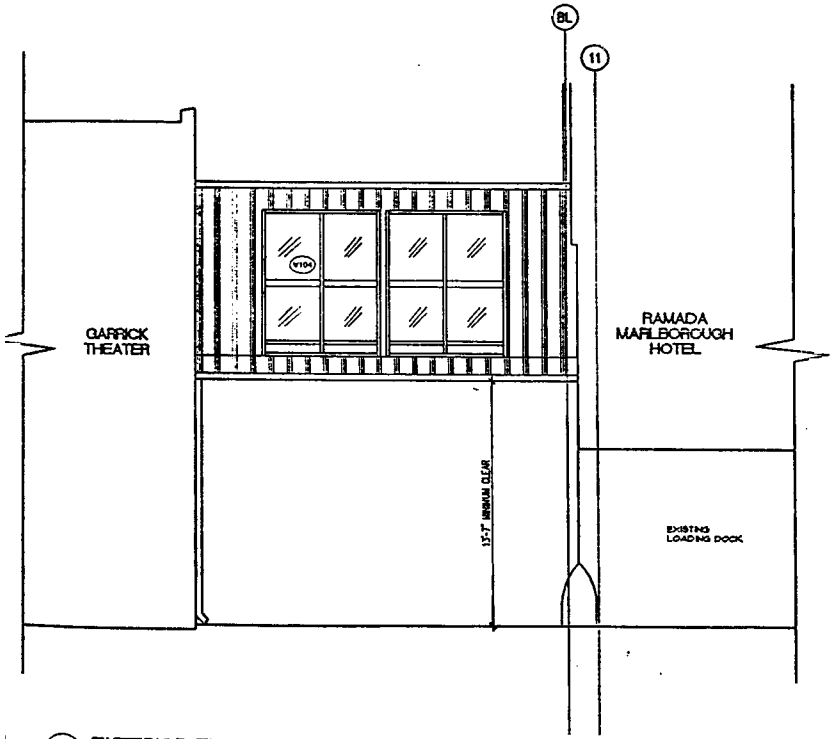
OUTLINE OF WALL BELOW
CHANGE IN FLOOR ELEVATIONS BETWEEN BUILDINGS TO BE CONFIRMED ON SITE
NEW MEZZ FLOOR ELEV. - MATCH PROJECTION BOOTH
EXISTING ROOF TOP
LINE OF EXTERIOR WALL SEE 4/A6
EXIT PASSAGE # 2
NEW COLUMNS AND BEAM, SEE STRUCT.
DOORS ON HOLD OPEN DEVICE
NEW LINK
109
DOORS ON HOLD OPEN DEVICE
CHANGE IN FLOOR ELEVATIONS BETWEEN BUILDINGS TO BE CONFIRMED ON SITE
REVERSE SIMILAR
CONSTRUCT NEW WALL TO MATCH EXISTING C/W NEW FINISHES
EXISTING ETON HALL
111
NEW WALL TO BE FLUSH WITH EDGE OF FURRED OUT COLUMNS PAINT ENTIRE WALL
CORRIDOR
110
FILL IN WALL TO MATCH EXIST. CONS AND WIDTH PAINT ENTIRE WALL
SERVERY
RAMADA MEZZ FLOOR ELEV. - EXISTING
EXISTING BULKHEAD
NEW WALL TO BE FLUSH WITH EDGE OF FURRED OUT COLUMNS PAINT ENTIRE WALL
#9


NEW POOL AREA
101
MACH ROOM
105
ELEV.
106
1 HOUR VEST.
104
CHEM. ROOM
102
MECH ROOM
103
EXIST. WOMAN'S WASHROOM
EXIST. EXIT CORRIDOR
OPEN AREA
EXIT PASSAGE # 2
STAIR
LADDER
FOUNTAINS
BENCH
FURR OUT WALL
NEW SHOWER
NEW OPENING IN EXIST. WALL
NEW OPENING IN EXIST. WALL FOR NEW WINDOW UNITS. SEE STRUCTURAL
NEW STAIR & STEEL HANDRAIL SEE SECTION FINISHES FOR THREADS TO BE THE SAME AS NEW POOL AREA
NEW LEVEL CONCRETE FLOOR (ENTIRELY) TO BE LEVEL WITH EXISTING LOBBY FLOOR ELEVATION SEE STRUCTURAL
G.C. TO INSULATE ALL EXTERIOR WALLS IN THIS AREA
NEW OPENING SEE STRUCT.
NEW CONC. SLAB SEE STRUCT.
NEW CONC. COLUMNS AND BEAM SEE STRUCT.
REFINISH EXIST. AS SPEC'D.
#25



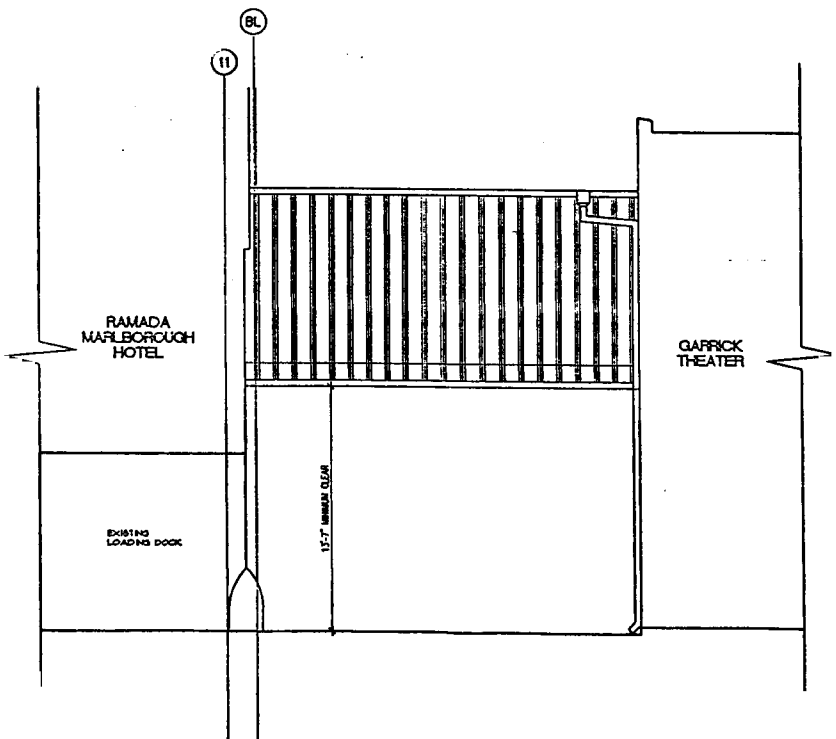

LOADING DOCK
FREIGHT ELEVATOR
STAIR
NEW POOL AREA
EXIT PASSAGE # 2
EXIT PASSAGE # 2
LOWER SECTION
EXIT PASSAGE # 2





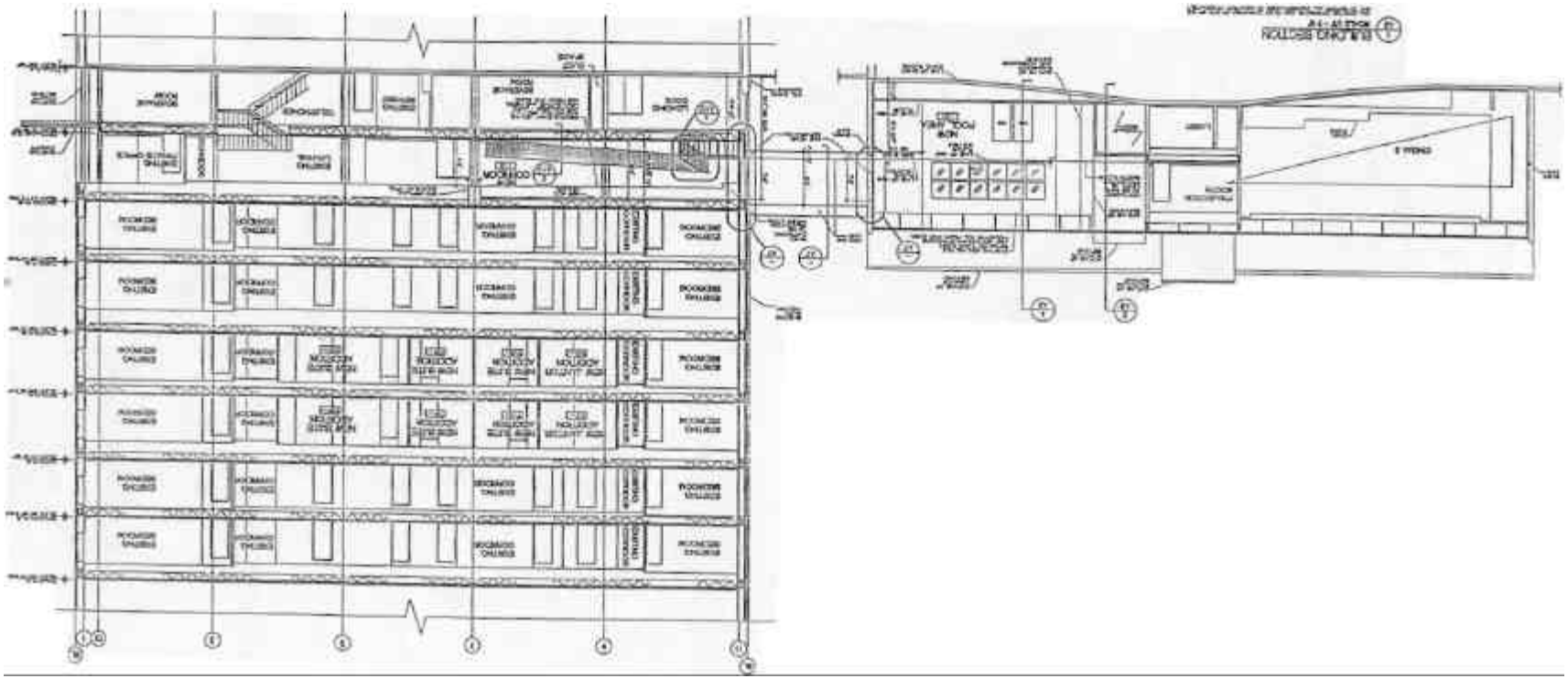
1/A7 EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

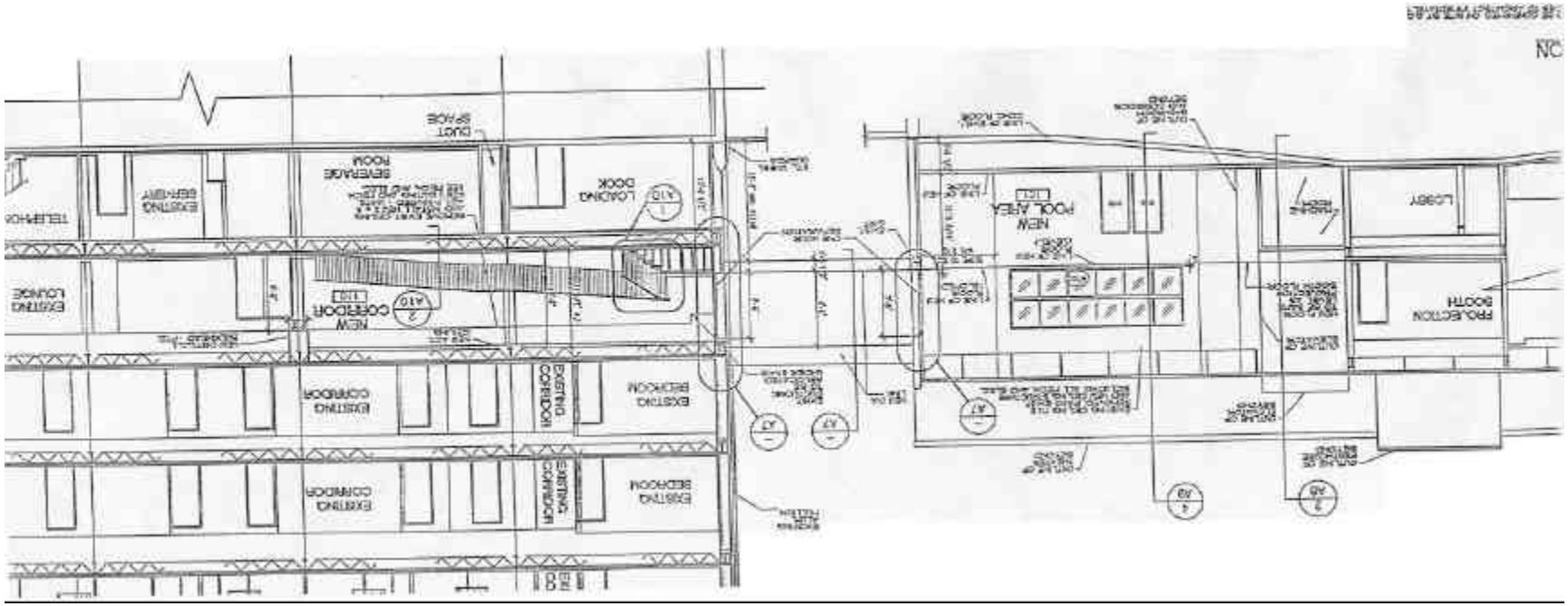
ALL EXISTING DIMENSIONS ARE TO BE CONFIRMED ON SITE BY G.C.
G.C. TO REPORT ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY



2/A7 EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

ALL EXISTING DIMENSIONS ARE TO BE CONFIRMED ON SITE BY G.C.
G.C. TO REPORT ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY




EXISTING LOUNGE
EXISTING BEDROOM
EXISTING CORRIDOR
EXISTING BEDROOM
EXISTING CORRIDOR
NEW CORRIDOR
EXISTING CORRIDOR
EXISTING BEDROOM
NEW POOL AREA
PROJECTION BOOTH
LOBBY

