



Town of Aurora

General Committee Report

No. PDS18-069

Subject: Renovation of the Aurora Armoury - 89 Mosley Street

Prepared by: Anthony Ierullo, Manager of Policy Planning and Economic Development

Department: Planning and Development Services

Date: June 5, 2018

Recommendation

1. That Report No. PDS18-069 be received; and
2. That Council approve the design of the Aurora Armoury as outlined in this report; and
3. That in accordance with the Aurora Hydro Sale Investment Reserve Fund By-law No. 5439.12, Council determines that completion of the Aurora Armoury project is in the best interests of the Town; and
4. That, having provided the necessary public notice required of Bylaw No. 5439.12, the budget for the Armoury restoration and renovation be increased by \$4,618,800 to a total budget of \$4,883,800, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
5. That the above budget includes a 1% contribution in the amount of \$46,100 to the Town's Public Art Reserve Fund in accordance with the Official Plan requirements.

Executive Summary

- The Aurora Armoury was acquired by the Town in 2014 with the intent to restore the property and secure an appropriate use that supports the Town's Strategic Plan.
- Council has approved funding to complete the design, interior demolition and removal of hazardous materials in conjunction with an approved provincial grant.
- The Town's Architects have completed detailed design for the building that is in line with the conceptual design previously presented to Council. The design effectively maximizes the short and long term utility of the building, while restoring the heritage elements of the building and strengthening the link between the Armoury and Town Park.

- The Town's new tenant Niagara College has reviewed the proposed design drawings and confirmed that the proposed scope of work is acceptable.
- Staff are recommending that Council approve funds and authorize the construction tender with the intent that the building can begin operating in early 2019.
- Staff are also recommending that 1% of the project budget be allocated to the Town's Public Art Fund.

Background

The Aurora Armoury (89 Mosley St) is unique in that it is located within a public park and was designed and operated as an Armoury under the Department of National Defense. The Armoury itself is a heritage structure that represents a significant piece of Canadian and Auroran heritage. The property was acquired by the Town of Aurora in September 2014 with the intent to restore the property and secure an appropriate use that supports the Town's Strategic Plan priorities. On November 28, 2017, Council directed staff to proceed with the detailed design of the building including the necessary landscaping elements to re-establish the connection between the Armoury and Town Park.

Staff have been working to with GOW Hastings Architects to complete detailed design for the site. These activities include the completion of all necessary plans and studies required to secure the necessary building permits and issue tender documents to procure a contractor to proceed with construction. These activities have resulted in the preparation of the attached drawings that are further summarized in the following paragraphs.

Staff have also completed the demolition of the interior of the building and the removal of any known hazardous materials within the building. This does not include a small area on the exterior of the building with a pre-existing heating fuel spill that is not recommended for remediation. This area is isolated, does not pose a significant risk for migration, does not pose a risk to human health and is not anticipated to impact the proposed renovation of the property.

Completing the required remediation and interior demolition during the design phase of the project is expected to assist in limiting cost overruns and accelerating project timelines. In order to proceed further with the project, staff require Council direction on the proposed renovation and the required budgets to issue tender documents and begin construction.

Analysis

Armoury Redesign builds on Conceptual Design

Staff have been working with GOW Hastings Architects to complete the design for the renovation of the property. The focus of the design was to produce a multi-purpose facility that can support the new tenant (Canadian Food and Wine Institute) and be used as a municipal facility. The drawings build on the concepts that were previously presented to Council in November 2017. As previously outlined in the conceptual design, the building continues to accommodate three distinct uses concurrently including:

- a 32 seat classroom/meeting space with limited office/administration space (northern side of the building);
- 250 person event/reception/multi-purpose space(central area in the building); and,
- a 12 seat teaching kitchen/demonstration area (southern side of the building).

These uses are supported by restroom facilities that are accessible both from within the building and by an exterior entrance into Town Park, basic kitchen facilities and storage. The building floorplan and related interior and exterior renderings are further illustrated in Attachment 1.

Heritage Consideration

The architect has reviewed the available historic documentation related to 89 Mosley St to identify the key historic design elements of the building. Based on this information, the restoration includes maintaining the original building and roof configuration, maintaining or restoring original openings (where possible) and removing and replacing the existing aluminum and vinyl siding with vertical wood siding that better replicates the original materials and design. As a result, a wood Board and Batten configuration is proposed for the exterior of the historic structure. The building addition has been designed using modern elements that complement the historic elements of the building, which is consistent with the advice of heritage consultant on the project.

As a result of comments received from consultation with the Town's Heritage Advisory Committee, the eastern and northern facades have been revised to be consistent with the original building design. This is highlighted by the removal of two roll up doors on the eastern façade from the conceptual design to create a design that better replicates the original building configuration. These facades now also feature significantly less glazing than previously envisioned and similar window and door openings, which will also help to

limit potential noise and light impacts on the neighboring land uses. The design also includes display of heritage images on several prominent interior walls to highlight the history associated with this building. The Architect has been working with the curator of the Aurora Museum to develop a design for the display walls.

Accessibility Requirements

The Architect has presented the proposed design to the Town's Accessibility Advisory Committee and has revised the design based on the feedback received. The most prominent revision was the redesign of the accessibility ramp at the front of the building to significantly reduce the pitch to allow for improved ease of use. The Architect also included one additional accessibility parking space and an electric door opener at the front entrance. The design is fully compliant with the requirements of the Ontario Building Code.

Design Re-establishes the link between the Aurora Armoury and Town Park

Following the demolition of the interior of the building, the Town was able to confirm the historic existence of a prominent roll up door on the westerly façade of the building. This demonstrates that the building did at one time feature a more direct connection to Town Park as envisioned in the proposed design. The Town's Repurposing Study first identified an opportunity to establish a physical and operational connection between the Aurora Armoury and Town Park. The architects also found photographic evidence of a connection between the Armoury and Town Park. The current situation reflects efforts to minimize potential land use conflicts with the use of fencing and signage as well as the historic removal of windows along the western edge of the building. The goal of the design was to remove these barriers and introduce new elements that allow the two properties to better complement each other from both a design and use perspective.

This connection is reintroduced with the removal of exterior barriers/fencing and the introduction of glass elements within the central areas of the building and the proposed extension. This is further supported by a new outdoor patio/deck area as well as new exterior elements along on southern and western facades. These areas are designed to integrate with activities planned inside the building as well as service activities in Town Park. This includes the introduction of two new service counters that will provide food and beverage service into Town Park. The landscape design includes approximately 2000 square feet of new exterior space, while preserving all of the existing trees in Town Park. The conceptual landscape plan for 89 Mosley is highlighted in Attachment 2.

Design Options

Exterior Wood Finish

The design includes unstained cedar wood exterior that will weather naturally. However, the architect has also highlighted the option to install a more durable chemically treated Pine product known as Accoya as the exterior wood finish. This product comes with a 25% premium with a promise of an extended life on the product (3 to 4 time's traditional Cedar). The Town's cost estimate suggests that the Accoya product will cost approximately \$50,000 more than traditional cedar wood. Staff recommend the installation of the Accoya product due the long term longevity and durability of the product.

Roof Materials

The architect identified wood, zinc and copper as roof materials that are most likely to be used at the time when the Armoury was constructed. The Architect is not recommending a wooden roof due to the cost and upkeep associated with this material particularly when considering the recommended exterior wood finish.

As a cost effective alternative, the Architect is recommending a grey metal roof material with an option to install either a copper or zinc roof. The premium to install a copper roof in lieu of the metal standard is \$800,000, while the premium for the zinc roof is \$380,000. It is recommended that Council proceed with the metal roof due the cost of the alternatives.

Exterior Deck Finish

The Architect has identified two potential finishes for the new exterior deck area. The base option includes a coloured permeable asphalt product with permeable rubber surrounding the existing trees in Town Park. The permeable asphalt material could be replaced with a composite deck material at an additional cost of \$30,000. Staff are recommending that Council proceed with the permeable asphalt material due to the additional costs and potential risk that the required deck foundation could damage the root structure of the existing trees.

Design has been reviewed and approved by Post-Secondary partner

The Town recently agreed to lease the Armoury to the Canadian Food and Wine Institute as a post-secondary facility. The lease requires that the Town receive confirmation that the college is satisfied with the proposed design of the facility. Staff have confirmed that

the college has reviewed the proposed design drawings and confirmed that the proposed scope of work is acceptable.

Advisory Committee Review

The design has been presented to the Town's Heritage Advisory Committee and Accessibility Advisory Committee and staff have incorporated comments.

Legal Considerations

The renovation of 89 Mosley is required to satisfy the requirements of an executed Lease Agreement with the Canadian Food and Wine Institute.

Financial Implications

Estimated Construction Costs

The Town's Class A cost estimate suggests that the median cost for the proposed renovation and addition is approximately \$3,741,000 including design contingency, landscaping and other potential costs related to the integration of the site into Town Park. It is also recommended that the budget include a 10% construction contingency as is customary with capital projects. The design contingency is meant to address the costs associated with minor changes to the current design, while the construction contingency will address the costs associated with change orders during construction due to site conditions. The detailed cost estimate for the proposed renovation is summarized in Attachment 3.

Additional Fees and Allowances

In addition to the construction costs, it is recommended that the Town carry a \$200,000 cash allowance for refrigeration, venting and kitchen equipment. Moreover, the administrative fees for the continuation of the Architectural contract fees are estimated at \$215,000.

Cost Considerations

There are a number of factors that contribute to the increased project costs. These costs include the cost to construct a raft foundation for the proposed addition rather than a traditional foundation to address the unusually poor soils in the area. The cost consultant

has also noted larger than typical allowances to address the added volatility in the construction trade market since the time of preparation of the Class D cost estimate. The architect has also included two small mechanical mezzanines to contain mechanical and electrical equipment and reduce the amount of equipment on the exterior of the building. The reduction of equipment on the exterior of the building is meant to reduce potential noise impacts on neighboring properties as highlighted in the community consultation. It is also important to note that estimate considers the median cost rather than the low bid cost through a competitive procurement. It is anticipated that the low bid through a competitive bid process would be lower than the median cost outlined above.

External Funding

Staff have submitted an application for \$130,000 in provincial funding from the Municipal GHG Challenge Fund. Staff is also recommending that the \$75,292 in provincial funding under the Main Street Revitalization Fund be applied to this project. There is an additional \$140,000 in funding approved under the Canada 150 Fund that will be applied to this project. The Town is also in discussions with York Region as well as the respective federal and provincial representatives regarding potential funding options for the project. In addition to potential public sector funding, staff have been in discussions with private sector partners regarding sponsorship opportunities that could contribute to the construction costs. These revenues will be deducted from the project costs as funds are secured.

Shared Project Management Fees

The Town of Aurora will be supporting this project with specialized internal project management resources as we undertake corporately to enrich our project management discipline to major projects. A specialized internal resource will be hired to assist with this and is being funded by a charge to each affected project internally. The internal charge apportioned for this project is \$9,100.

Public Art Contribution

It is also recommended that the Town allocate 1% of the final project cost for public art as stipulated in the Town's Official Plan. Staff are currently developing a public art policy that will help to direct expenditures from the Public Art Fund. The new policy will be presented to Council for approval at a later date.

Budget Summary

The estimated project budget is summarized in Table 1 below:

	Estimated Budget
Design Costs (4.09% of Construction)	\$215,000
Construction Costs	3,741,000
Equipment Allowance	200,000
Construction Contingency	374,000
Non-refundable taxes	79,700
Sub-total	\$4,609,700
Contribution to Public Art Reserve	\$46,100
Internal project management fees	\$9,100
Total Budget	\$4,664,900

Staff are recommending that Council approve budget for the project from the Aurora Hydro Sale Investment Reserve Fund.

Communications Considerations

Staff will continue to inform Council and the community through the construction phase of this project through the use of Council highlights, the Armoury Webpage and social media.

Link to Strategic Plan

This report was prepared in support of the Strategic Plan and directly relates to various key action items.

Alternative(s) to the Recommendation

Council may choose to not authorize funding to complete the restoration of 89 Mosley Street. Council may also approve the following draft recommendations authorizing an increase to the budget for alternate design options:

1. That the budget for the Armoury restoration and renovation be increased by \$800,000 to allow for the installation of the copper roof alternative in lieu of the budgeted metal steel roof, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
2. That the budget for the Armoury restoration and renovation be increased by \$380,000 to allow for the installation of the zinc roof alternative in lieu of the budgeted metal steel roof, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
3. That the budget for the Armoury restoration and renovation be increased by \$50,000 to allow for the installation of the treated pine Accoya exterior alternative in lieu of the budgeted cedar exterior, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
4. That the budget for the Armoury restoration and renovation be increased by \$30,000 to allow for the installation of the composite exterior deck alternative in lieu of the budgeted permeable pavement exterior deck, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund.

Conclusions

The Aurora Armoury was acquired by the Town in 2014 with the intent to restore the property and secure an appropriate use that supports the Town's Strategic Plan. As directed by Council, the Town's Architects have completed the detailed design for the building that is in line with the conceptual design previously presented to Council. The design effectively maximizes the short and long term utility of the building, while restoring the heritage elements of the building and strengthening the link between the Armoury and Town Park. Staff are recommending that Council approve funds and authorize the construction tender with the intent that the building can begin operating in early 2019.

June 5, 2018

Page 10 of 10

Report No. PDS18-069

Attachments

Attachment 1 – Floor Plan and Renderings for 89 Mosley Street

Attachment 2 – Landscape Plan for 89 Mosley Street

Attachment 3 – Project Cost Estimate

Previous Reports

Report PBS17-095 dated November 28, 2018.

Pre-submission Review

Agenda Management Team Meeting review on May 17, 2018.

Departmental Approval



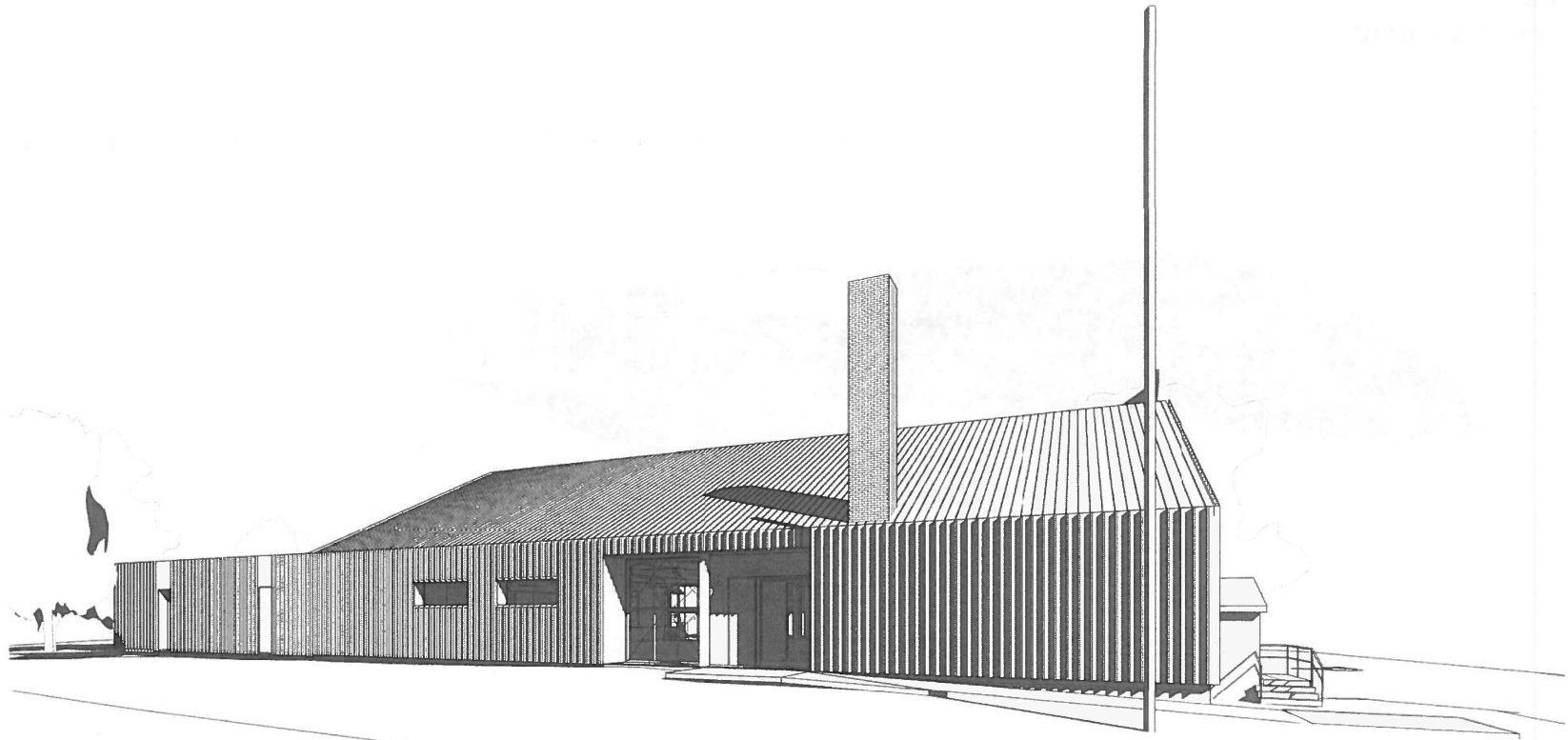
Marco Ramunno
Director
Planning and Development Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer

GOW HASTINGS ARCHITECTS



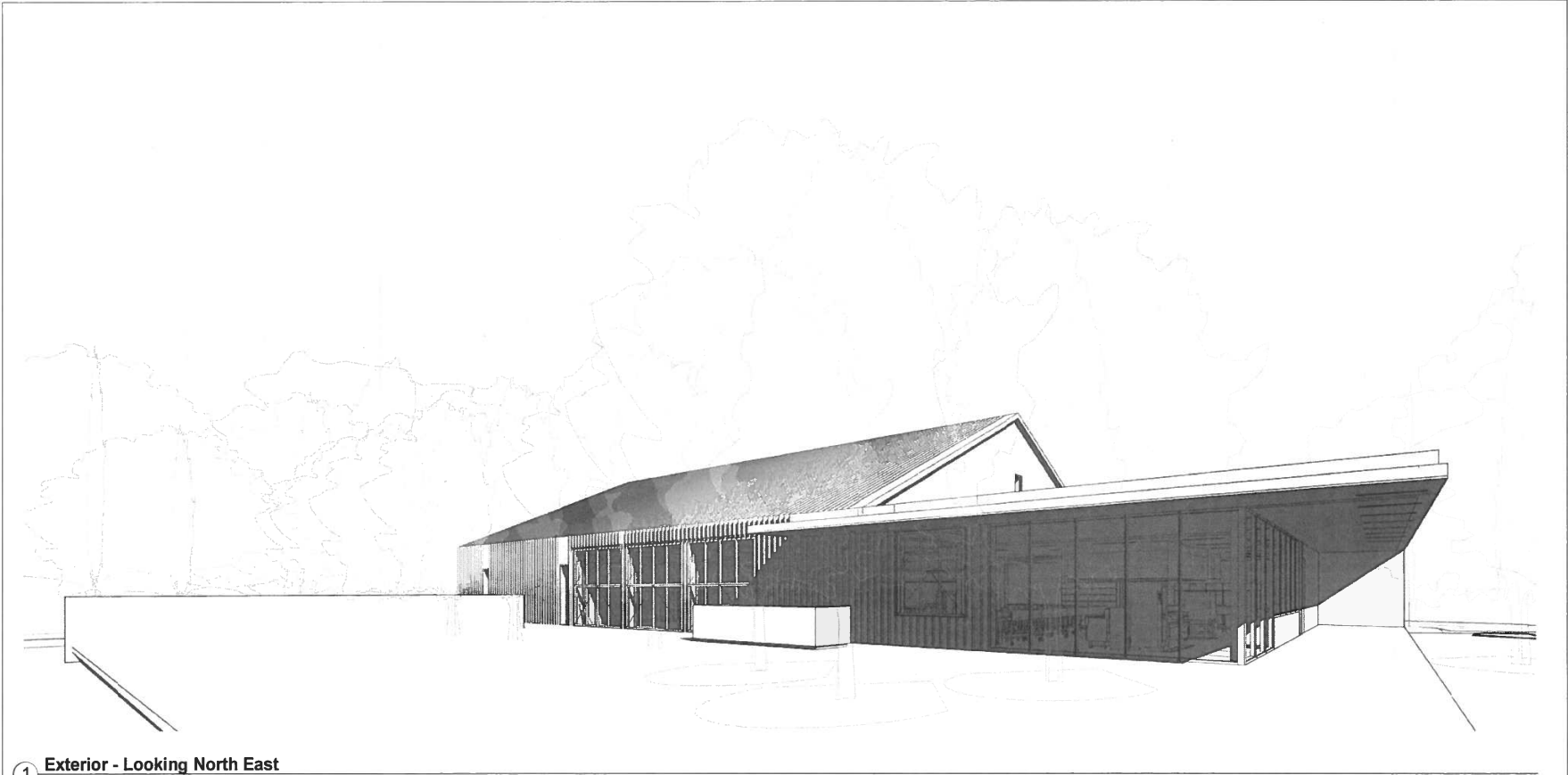
① Exterior - Looking West (Main Entrance)

Aurora Armoury

Exterior Perspective

05/03/18

GOW HASTINGS ARCHITECTS



① Exterior - Looking North East

Aurora Armoury

Exterior Perspective

05/03/18

GOW HASTINGS ARCHITECTS



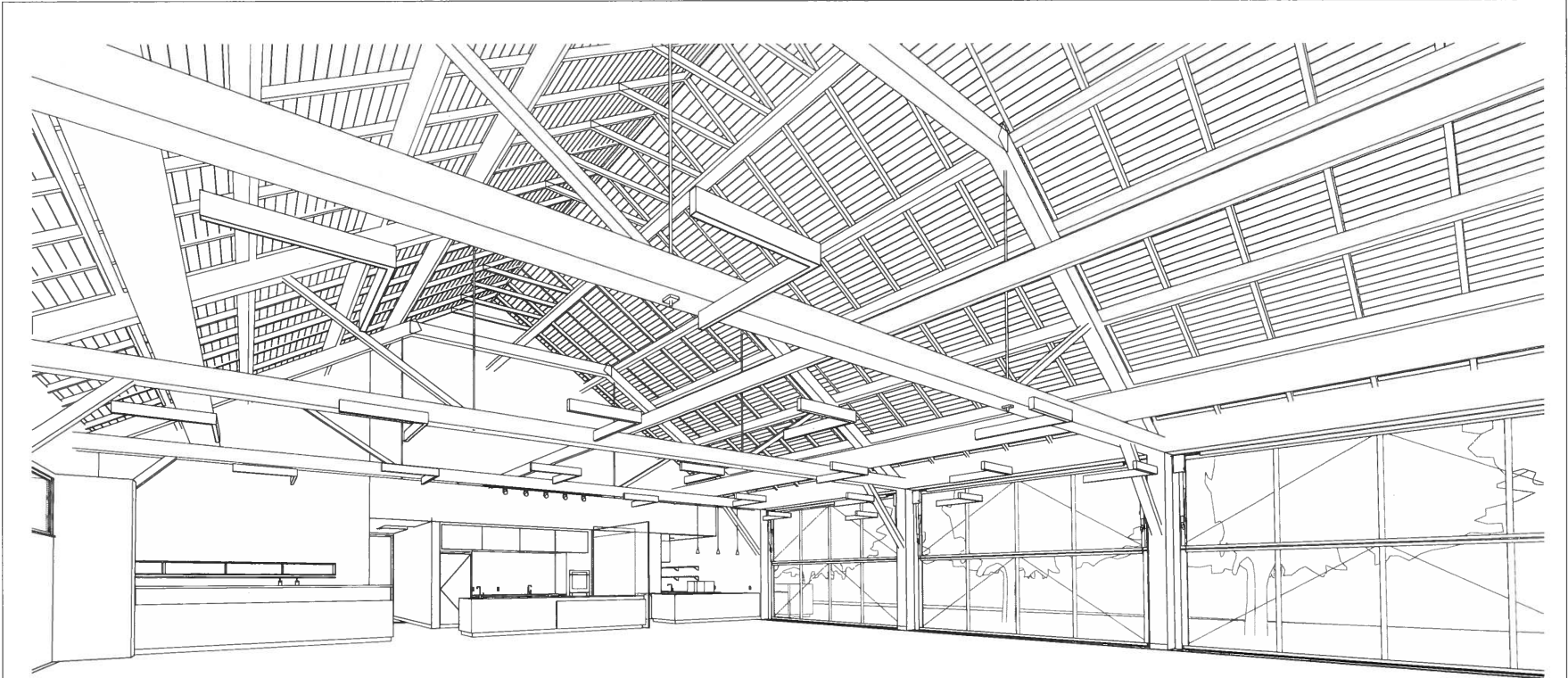
① Exterior - Looking East

Aurora Armoury

Exterior Perspective

05/03/18

GOW HASTINGS ARCHITECTS



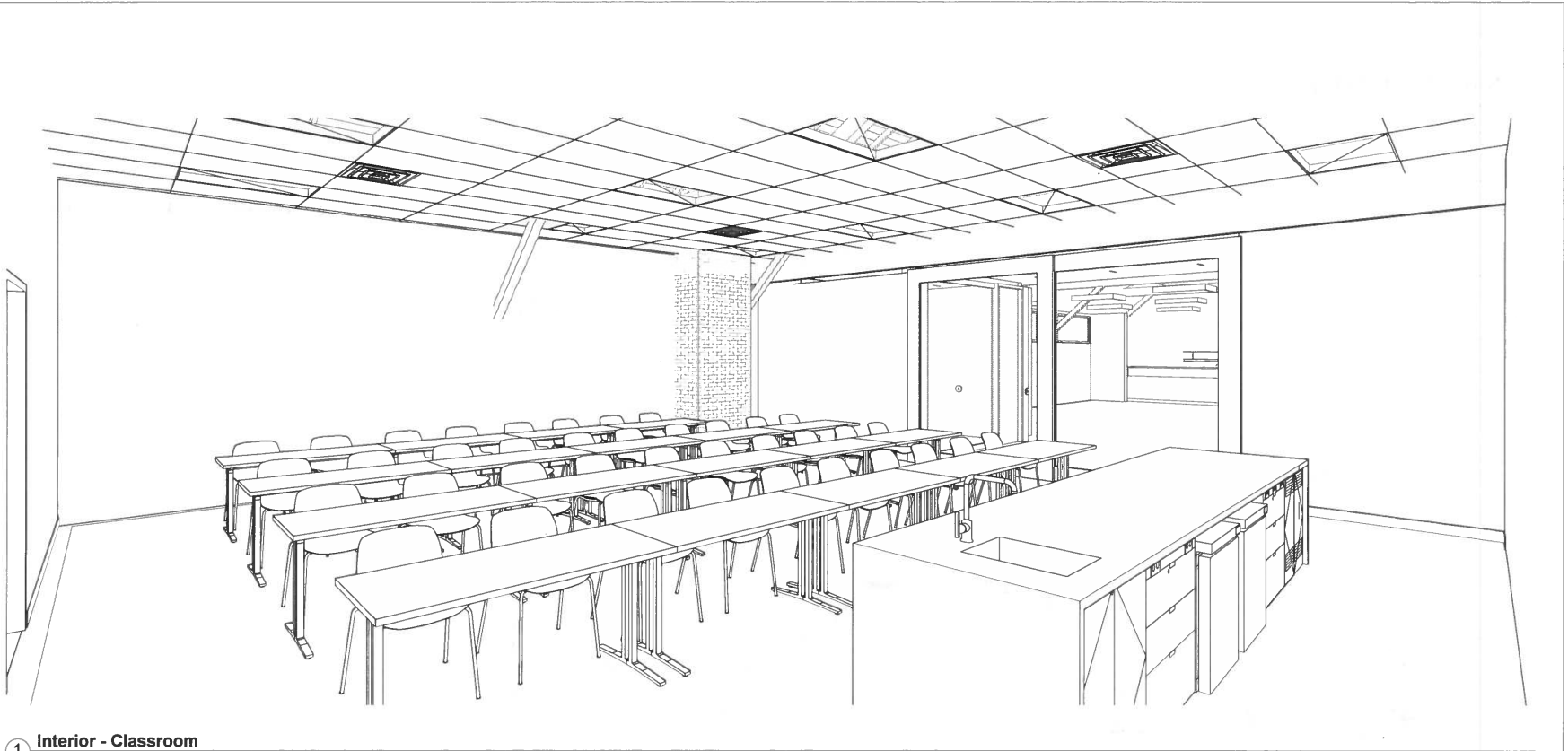
① Interior - Event Space Looking SW

Aurora Armoury

Interior Perspective

05/03/18

GOW HASTINGS ARCHITECTS



① Interior - Classroom

Aurora Armoury

Interior Perspective

05/03/18

GOW HASTINGS ARCHITECTS



② Interior - Event Kitchen Looking West

Aurora Armoury

Interior Perspective

05/03/18



Bow Hastings Architects
 69 Ministry Street, Aurora, ON L4G 1V9
 Tel: 905.709.1111
 Fax: 905.709.1112
 www.bowhastings.com

Materials Legend

- ACT Acoustic Ceiling Tile
- ADD Automatic Door Operator
- ALUM Aluminum
- ANOD Anodized
- BPG Back Painted Glass
- CG Concrete Tile
- CONC Concrete
- CGL Ceramic Glazed
- EPO Epoxy Paint
- EA Enamel
- EPF Epoxypolyurethane
- REF Refrigerator
- FG Fire Resistant Glass
- PGL Frosted Glass
- CSG Clearing Surface Glass
- GMS Gypsum Wallboard
- HMV Heavy Metal
- HW Hygienic Wall
- MDF Medium Density Fibreboard
- MDFP Medium Density Fibreboard Painted
- PLY Plywood
- PC Porcelain Tile
- PCF Painted Concrete
- PLAN Plastic Laminate
- PT Paint Finish
- QIZ Quartz
- RES Resilient Base
- RESF Resilient Sheet Flooring
- SD Solid Polymer Fibrestone
- SS Stainless Steel
- SSE Safety Flooring
- STL Steel
- ST Synthetic Stone
- EMF Embossed Metal Finish
- WB Wood Veneer
- WV Dry Erase Whiteboard
- WV Wood Veneer

2 Issued for 90% Review/Closeout 180507
 NO ISSUES/REVISED DATE

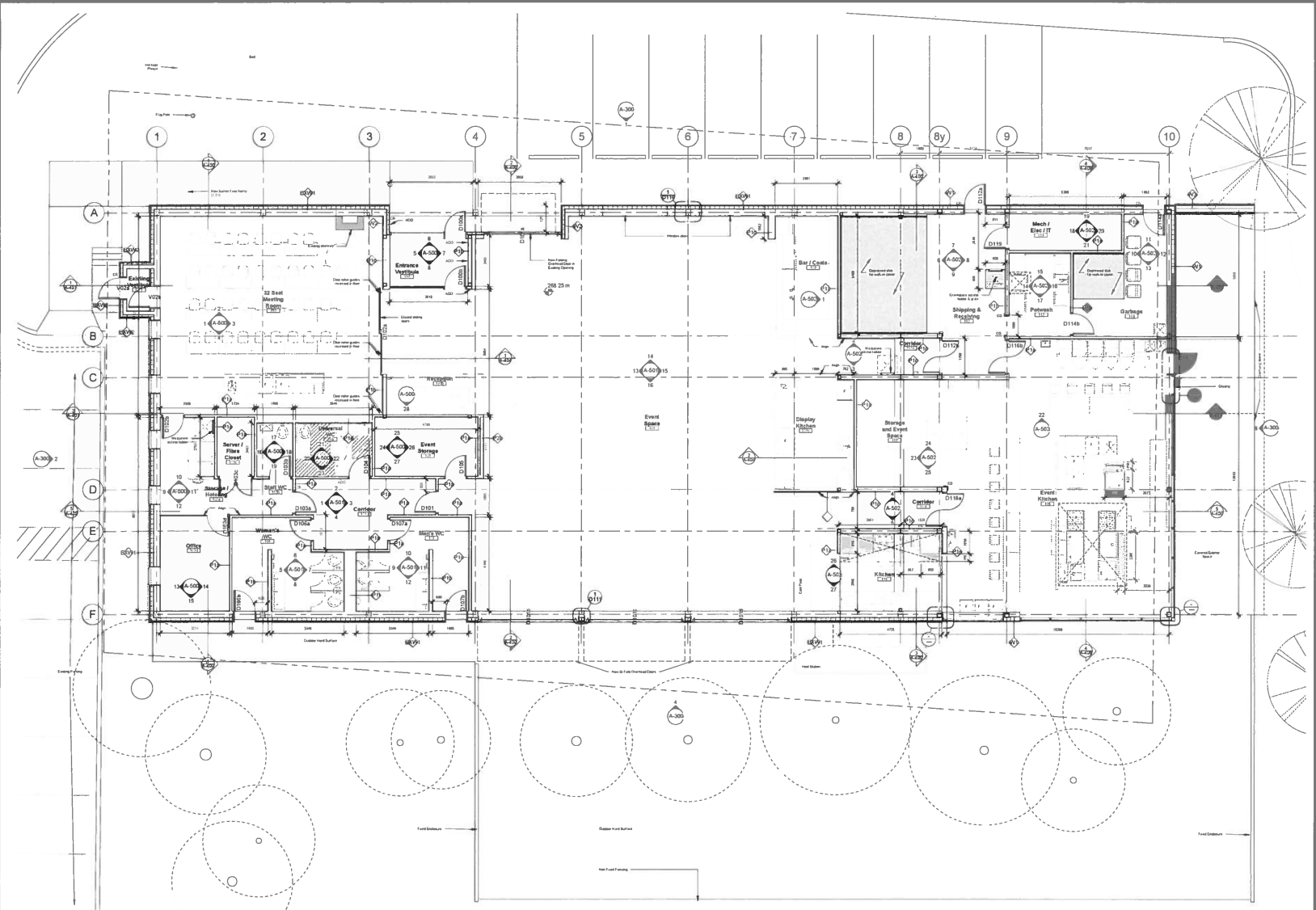
Aurora Armoury

69 Ministry Street,
 Aurora, ON L4G 1V9

Floor Plan

Scale: As Indicated
 Project Number: 12-117
 Drawn By: MG
 Checked By: [Blank]
 [Blank]

A-100



1 Ground Floor Plan
 1 75

Attachment 2

Drawings and specifications, as instruments of service, are the property of PMA Landscape Architects Ltd. The copyright in the same being reserved to them. No reproduction may be made without the permission of PMA Landscape Architects Ltd.
 The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting discrepancies to PMA Landscape Architects Ltd. in advance. No reliance or modification to work shown shall be implemented without prior written approval from PMA Landscape Architects Ltd.
 Do not scale drawings

FOR TENDER
 (DRAFT)



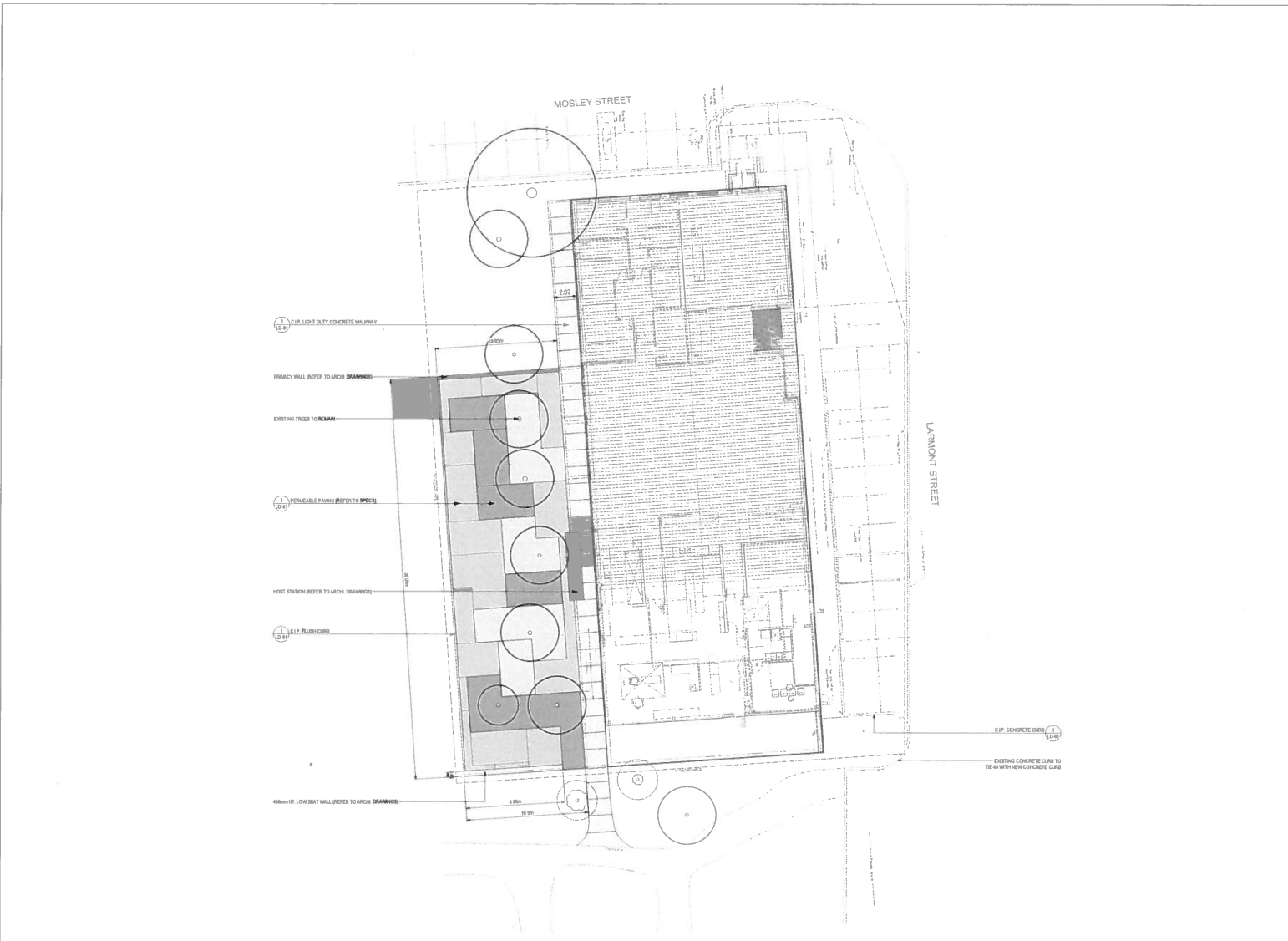
1	SECTION INDEX	NO.	DATE



AURORA CANADIAN FOOD & WINE INSTITUTE
 Aurora, Ontario

Layout Plan

Scale	1:100	Sheet No.	18007
Drawn	LLB	Project No.	L-02
Checked	LLB		
Date	2018-05-24		



**MASTER ESTIMATE SUMMARY
TOWN OF AURORA CANADIAN FOOD & WINE INSTITUTE
CLASS A ESTIMATE
MAY 23, 2018**



Hard Construction Costs		GFA (m2)	Unit (Cost/m2)	Sub Total	Estimated Total	% of Total
1	Building Shell	917	\$1,107.20		\$1,015,300	24.7%
	- Sub Structure		\$173.14	\$158,773		
	- Structure		\$202.25	\$185,460		
	- Exterior Enclosure		\$731.81	\$671,066		
2	Building Interiors	917	\$793.14		\$727,308	17.7%
	- Partitions and Doors		\$190.10	\$174,326		
	- Finishes		\$278.73	\$255,600		
	- Fittings and Equipment		\$324.30	\$297,383		
3	Mechanical	917	\$907.46		\$832,138	20.2%
	- Plumbing and Drainage		\$346.13	\$317,403		
	- Fire Protection		\$56.36	\$51,682		
	- Heating, Ventilation, Air Conditioning		\$449.76	\$412,428		
	- Controls		\$55.21	\$50,625		
4	Electrical	917	\$274.41		\$251,636	6.1%
	- Service and Distribution		\$92.26	\$84,606		
	- Lighting, Devices, and Heating		\$122.24	\$112,098		
	- Systems and Ancillaries		\$59.90	\$54,932		
5	Site Work	917	\$274.85		\$252,041	6.1%
	- Site Development (prep, surfaces, landscaping)		\$208.59	\$191,276		
	- Mechanical Site Services		\$32.72	\$30,000		
	- Electrical Site Services		\$33.55	\$30,766		
6	Ancillary Work	917	\$146.70		\$134,520	3.3%
	- Demolition		\$146.70	\$134,520		
	- Alterations		\$0.00	\$0		
7	Contractor's General Requirements	8.0%	917	\$341.88	\$313,500	7.6%
8	Contractor's Fees (OH&P)	4.0%	917	\$153.76	\$141,000	3.4%
9	Design Contingency	2.0%	917	\$80.04	\$73,400	1.8%
Sub Total (current dollars)		917	\$4,079.61		\$3,741,000	
10	Escalation Contingency		Excluded			0.0%
Sub Total (Excluding Escalation)		917	\$4,079.61		\$3,741,000	
11	Construction Contingency (post contract)	10.0%	917	\$407.96	\$374,100	9.1%
Total Estimated Hard Construction Cost		917	\$4,487.46		\$4,115,000	
Imperial Conversion		9,871	\$416.90		Per SF	

Estimated Construction Costs (Breakdown by Major Component)		GFA m2	Unit Cost/m2	Estimated Total	% of Total
1	Building	917	\$3,947.66	\$3,620,000	88.0%
2	Alterations and Demolition	917	\$187.57	\$172,000	4.2%
3	Site Work (including M&E site services)	917	\$352.24	\$323,000	7.8%
4	Soft Costs	917	\$0.00	Excluded	0.0%
Total Estimated Hard and Soft Construction Costs		917	\$4,487.46	\$4,115,000	
Imperial Conversion		9,871	\$416.90	Per SF	