



REPORT #9

PROJECT STATUS UPDATE – 19 CIVIC AVENUE (C10-LS & A19)

Report Prepared By: Director of Leisure Services

RECOMMENDATION:

The Chief Administrative Officer recommends:

- 1) THAT the December 2006 Status Report regarding the restoration/ renovation project for the Municipal Building located at 19 Civic Avenue be received as information.**

1. PURPOSE

The purpose of this report is to provide Council with a project status update on the renovation project of the municipal building located at 19 Civic Avenue, Stouffville.

2. BACKGROUND

In June 2006, Council adopted a preferred end use of 19 Civic Avenue which would see the building used as flexible programming space for the arts, cultural and entertainment sectors to serve as a catalyst in Downtown Revitalization. A synopsis of the key elements of the Nineteen on the Park Project is provided for reference as Attachment No.1 to this report.

In August 2006, Council adopted the Terms of Reference for the formation of a Project Implementation Committee (PIC) to guide the timely advancement and construction / renovation of the 19 Civic Avenue Project.

In October 2006, Council approved the appointment of Design Connection International Inc. (DCI) for the provision of Project Management Services which included the retention of Novita Interpares Ltd. for services relating to business planning, governance and operating model, and a strategy for capital revenue planning. Council also received a revised project timeline for the completion of the renovation / retrofit of 19 Civic Avenue which is outlined in Attachment No.2 to this report.



3. ANALYSIS & OPTIONS

The Project Implementation Committee (PIC) consisting of the Chief Administrative Officer, Director of Finance / Treasurer, Manager of Planning Services and Director of Leisure Services has formally convened on October 17, November 20 and December 4, 2006 to initiate and discuss various aspects of the project. The Project Consultants have also been in attendance at all meetings.

Listed below is a synopsis of key project activities and progress to date on various aspects of the project workplan:

1. Structural Assessment - under the guidance of Project Manager, David Dautovich, P.Eng., the structural engineering firm Read Jones Christoffersen has started to perform a structural review of 19 Civic Avenue. A formal report is expected by the end of the year, but a preliminary evaluation has drawn the following conclusions:

- The foundation appears to be in good shape, and the building walls have remained straight and true.
- Some minor brick work repair and/or replacement will be required on a selected basis where excessive weathering has damaged existing brick.
- The uniquely designed roof structure remains in good condition but the wood joists will need to be doubled to meet current building code requirements.
- There may be a need to perform some minor repairs where the wood joists meet the masonry walls.
- The existing second floor appears to meet a loading carrying ability of 80 to 100 pounds per square foot, work is ongoing to confirm the higher number, this would allow any type of assembly area to be developed.
- The second floor also serves to support and stiffen the masonry walls as a side benefit.
- From a cost consideration, it appears that leaving the second floor in place provides the greatest opportunities for programming and the least cost for building upgrades.
- From a structural point of view, this building will be able to be renovated up to current code standards without major problems.

2. Business Planning (Building Program / Design Statement)

- Novita Interpares Ltd. has initiated community survey / consultation activities with community stakeholders (including service clubs; affinity groups; arts, culture and heritage groups; businesses; social service and



public institutions and sport associations.

- The purpose of the community poll is to assess the existing market and latent demand in Whitchurch-Stouffville for an event centre with a focus on arts, culture and heritage.
- Work is continuing in this aspect of the project with a final report due in January 2007.

3. Capital Revenue Strategy

- Proposed workplan has been developed and work is proceeding in finalizing a community contacts list and external funding sources.
- Further review by the Fundraising and Grants Subcommittee under the Director of Finance / Treasurer is required.

4. Request for Proposal (RFP) – Architectural Services

- Work has commenced on the preparation of the RFP document which will be circulated to a pre-qualified list of Architects.
- Release of the RFP document is planned for early January 2007 with a report to Council for consideration of the preferred Architect expected in February 2007.

4. **FINANCIAL IMPLICATIONS**

In Reports adopted by Council at the June 20, 2006 and August 22, 2006 Council meetings, staff outlined a projected cost to complete the renovation / retrofit of 19 Civic Avenue to a venue to support flexible programming space for the arts and culture at a cost of \$2.5 million. The breakdown of the cost estimate is as follows:

Capital Construction / Retrofit	\$1,543,500
Fit-up / Leasehold Improvements	\$ 350,000
Engineering / Architectural Fees	\$ 123,480
Project Management / Fundraising	\$ 70,000
Site Services / Landscaping / Signage/ Fees, etc	\$ 122,500
Contingency Allowance	\$ 290,520
 Projected Total	 \$2,500,000

The 2006 Capital Budget established an estimate of \$1.5 million to renovate and bring 19 Civic Avenue to a state of “good condition”. The budget assigned \$750,000 as a direct expenditure to the Municipality with funding from the Hydro Reserve Account. It is assumed that the residual monies (\$750,000) shown as



“other” in the Budget are to be funded through Provincial / Federal Grants and/or community fundraising.

The \$750,000 currently funded within the 2006 Capital Budget (to be drawn from Hydro Reserves) will adequately cover expenditures forecasted to be incurred in calendar year 2006 as shown in the project workplan, which are essentially consulting fees associated with the Project Manager and Architectural / Engineering services.

Staff will present the planned funding proposal for the remaining balance of \$1.75M through the 2007 Capital Budget Process. Alternative funding also must be identified in lieu of not receiving approval or successful application for fundraising and/or Provincial/Federal grants.

For information purposes, the Province of Ontario has recently announced a new infrastructure funding program – Rural Infrastructure Investment Initiative – designed to renew and build strong communities with one of the priority areas being sports, recreation and cultural facilities.

5. RELATIONSHIP TO STRATEGIC PLAN

The renovation and adaptive reuse of 19 Civic Avenue as a flexible programming space in support of the arts, culture and entertainment sectors is aligned with the Town’s Strategic Plan in the following manner:

Balanced Growth & Community Sustainability

- Preserve and enhance community character;
- Economic development and job creation;
- Leisure, tourism & cultural development

Fiscal Stewardship & Asset Management

Explore partnerships to deliver new infrastructure / services

6. CONCLUSION

The Project Implementation Committee (PIC) has initiated various planning activities for the 19 Civic Avenue Project in concert with the approved project workplan. Short term efforts will focus on completing the building assessment; finalizing Business Planning and Building Program / Design; and initiating work



relating to the Capital Revenue Strategy.

In early 2007, activities will focus on the selection of a Project Architect as well as 2007 Capital and Operating Budget deliberations.

ATTACHMENT NO. 1

BACKGROUND: NINETEEN ON THE PARK PROJECT

WHAT IS THE PROJECT:

Nineteen on the Park is the concept name for the development and restoration of the historic landmark building, 19 Civic Avenue, in Stouffville's Downtown core.

THE VISION:

The revitalized *Nineteen on the Park* will be a multi-faceted arts, culture and entertainment centre programmed by and for the community. It will become a cultural destination providing arts and cultural programming as its principle objective. The vision will build on its history and symbolic association with the Town's identity and its role as part of the cultural landscape for the community's future. Its rustic and quaint architecture will be preserved in keeping with its history.

COMMUNITY CONTEXT AND NEED:

19 Civic Avenue is one of the oldest and most culturally significant buildings in Stouffville's Downtown core. The building and adjoining Clock Tower have remained pivotal in the community development and growth, linking the historic main street to the parkland and community facilities to the south. The building, which has been closed since 1999, is beginning to show signs of deterioration impacting the perception of the future of the downtown area.

Whitchurch-Stouffville has a proud history symbolic of small town Ontario. With a rapidly growing population, *Nineteen on the Park* will provide an enriched cultural component to the downtown district for the community's future. As an event facility, with flexible cultural programming, it will fulfill a community need and build on existing links with the Town, area school boards, businesses, arts and culture organizations as well as residents and visitors. The Town wishes to engage the community in this revitalization project.

HISTORY & HERITAGE

In some respects, the red brick building is returning to its roots as a cultural gathering place. Constructed in 1896, it was originally envisioned as a concert hall. Located behind the old Fire Hall, marked by the present-day Clock Tower, the building housed a concert hall and market. In 1923 the building's upper floor became a movie cinema (The Auditorium Theatre), showing silent movies. For several years in the 1920's Ernie Stouffer operated a garage on the main floor, followed by a bowling alley and billiard parlour.

The building was remodeled in 1923 and became The Stanley Theatre. The National Theatre Services took over the theatre in 1949.

Again in 1959 the building was remodeled and housed the Village of Stouffville's municipal offices and acted as council meeting hall until 1970. It continued as the home of municipal offices for the Town of Whitchurch-Stouffville until 1997. The building has been vacant since 1999. In 2002 the building was given heritage designation as being of historic and architectural value and interest under the authority of the Ontario Heritage Act.

HOW WILL IT WORK?:

The revitalized *Nineteen on the Park* will be a multi-purpose event centre designed to enhance the quality of life for residents and visitors. With back-to-back programming it will become a hub of activity. The flexible programming space will be able to accommodate a variety of community-based arts and culture programming such as:

- Exhibitions, films, live theatre, dance and musical performances
- Concerts and rehearsals
- Corporate and social receptions, meetings, workshops and functions
- Community events (horticultural, craft, cooking etc.)
- Weddings, social functions

Remaining under Town ownership, *Nineteen on the Park* will:

- Provide cultural programs and activities based on identified community need;
- Provide flexible space to accommodate up to 120 people;
- Support community based cultural groups and organizations with partnership opportunities;
- Complement the "meeting place" role of Civic Square and Memorial Park and;
- Provide programming that promotes increased pedestrian traffic in the core area.

The revitalization may include a minor addition to the north and south walls of the building to accommodate an entrance foyer, and, storage / loading, circulation, HVAC / utility room(s) and program / preparation space. Partnerships and collaborative opportunities with other funding bodies, foundations and groups to deliver and provide programs, services and facilities will be explored.

REVITALIZING THE BUILDING:

Preliminary capital cost estimates for the project total \$2.5 million and include:

- Capital renovation of the building and retrofit to achieve flexible programming space;
- Fit-up to accommodate multi –programming space, including lights and sound system, telescoping seating, prep kitchen and beverage serving area, portable stage, etc., and;
- Engineering, architectural, project management, fundraising, landscaping, signage costs and contingency.

PROJECT MANAGEMENT:

The rehabilitation and redevelopment project for 19 Civic Avenue is managed by David Dautovich (Design Connection International) for the Town of Whitchurch-Stouffville. The project team includes Novita Interpares Inc., an international theatre planning company as project lead and Hennessy & Associates, funding strategists to address the capital revenue strategy.

**ATTACHMENT NO.2
PROJECT TIMELINE – 19 CIVIC AVENUE**

October 3/06	Project Management Consultant selected
October – December /06	Cultural Consultant (Novita) further develops program design parameters for inclusion in RFP for Architectural Consultant
October – December /06	Project Manager develops RFP for Architectural Consultant Project Manager completes Structural / Geo-Technical Assessments Project Manager prequalifies Architectural Consultants
December /06 – January /07	Project Manager circulates RFP to pre-qualified Architectural Consultants
January – February /07	Complete selection of Project Architectural Consultant
March / April /07	As part of the 2007 Budget process, Council considers Capital and Operating budget allocations for the project
May / June /07	Council considers a Report from the Project Implementation Committee which recommends a preferred Final Design for Nineteen on the Park complete with detailed project cost estimates Council authorizes that the Tendering Process commence Council considers a Report from the Project Implementation Committee which recommends Terms of Reference for the Board of Management Council authorizes advertisement seeking community appointments to the Board of Management
July /07	Council considers a Report from the Project Implementation Committee on the bids to complete the project Council awards Tender to complete the project

50-D

September /07

Council appoints members of the community to the Board of Management

April / May /08

Targeted Opening Date for "*Nineteen on the Park*"