



**Special Meeting
of Council
Agenda**

**Tuesday, December 17, 2019
7 p.m.**

**Council Chambers
Aurora Town Hall**



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Special Meeting of Council
Agenda**

Tuesday, December 17, 2019
7 p.m., Council Chambers

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Delegations**
- 4. Consideration of Items Requiring Discussion**

1. CMS19-031 – Library Square Project – Update and Additional Funds

Presentation to be provided by Robin McDougall, Director of Community Services.

Recommended:

1. That Report No. CMS19-031 be received; and
2. That Option A be approved resulting in the Library Square Project No. 81019 total approved budget being increased to \$51,611,700 representing an increase of \$2,056,800 (including \$1,660,900 in previously approved capital works).

2. FS19-042 – Library Square – Updated Library Square Funding Strategy

Recommended:

1. That Report No. FS19-042 be received; and

2. That the updated funding strategies for Capital Project No. 81019 – Library Square be approved as presented, subject to results of the final class ‘A’ estimate and the Town’s grant application success.

5. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

XXXX-19 Being a By-law to confirm actions by Council resulting from a Special Meeting of Council on December 17, 2019.

6. Adjournment



**Town of Aurora
Special Council Report**

No. CMS19-031

Subject: Library Square Project – Update and Additional Funds
Prepared by: Robin McDougall, Director of Community Services
Department: Community Services
Date: December 17, 2019

Recommendation

- 1. That Report No. CMS19-031 be received.**
- 2. That Option A be approved resulting in the Library Square Project No. 81019 total approved budget being increased to \$51,611,700 representing an increase of \$2,056,800 (including \$1,660,900 in previously approved capital works).**

Executive Summary

This report will provide an update on the Library Square project highlighting some of the changes since it was last before Council in July 2019.

Considerations include:

- Further consultation with staff and stakeholders has refined the detailed design and cost estimate
- Performance Hall acoustics and colour palate have been amended in order to be as versatile as possible
- Washrooms have been redesigned in order to meet Code and space requirements
- The green roof on the pedestrian bridge is being removed to mitigate design concerns, cost and maintenance challenges
- Ontario Heritage Trust feels the project is in keeping with the terms of the Heritage Conservation Easement Agreement
- Veil multi-colour lighting is an increased cost compared to the standard white lighting
- As part of the typical site plan review process, staff have issued requisitions for a parking study update, a noise impact study and a traffic impact study

- The Town will gain efficiencies through the inclusion of a total of \$1.7 million in previously approved Library Square R&R work in the construction contract to be tendered
- Class B (75%) cost estimate is higher than current estimate, however, value engineering has reduced the shortfall to be within an expected range
- With Council's approval now to proceed with Option A, the construction project is scheduled to commence Spring 2020

Background

In July, 2019 Council approved the most recent addition to the project (corridor extension, two program rooms and Yonge St. entrance) which provided direction to include those amenities in the detailed design and construction documentation. The consultants have worked diligently to finalize the detailed design as per Council's direction and prepare the construction documentation. They have met regularly with the project team to ensure all areas were addressed. A few amenities have been revised due to Code requirements or functional needs. These amenities will be outlined in detail in this report.

As per the project schedule, the Construction Documentation Phase is being completed and we are seeking approval to proceed with Class A estimate and Tender Issuance.

Analysis

Further consultation with staff and stakeholders has refined the detailed design and cost estimate

From Council's approval in March 2019 to proceed to Detailed Design (Addition to 22 Church Street and Outdoor Square – Class C Estimate), the project team and consultants have met regularly to discuss, analyze and refine the design to ensure it meets Code requirements, functional needs, historic preservation, and is compatible with and complementary to the existing downtown area. With Council's direction in May to include the pedestrian bridge (Class D estimate) and then in July to include the corridor extension (Class D estimate), the project has evolved while the team has been able to incorporate those additions into the schedule of the project.

Report number FS19-042 on this agenda presents staff's final recommended funding strategy for what is now a Class B estimate (75%) for the entire Library Square project.

This Class B estimate (accuracy of +/- 10%) has been achieved through an extensive review and assessment by the Town's cost consultant following input from the Project Team. The next phase is to complete the Class A 90% estimate (accuracy of +/- 5%) and proceed to tender issuance.

With Council's recent approval of the Capital Budget some scheduled Repair and Replacement items for 22 Church Street School and Library facilities have been incorporated into the scope of the project in order to achieve efficiency and enable the existing assets to be updated alongside the new assets.

Performance Hall acoustics and colour palate have been amended in order to be as versatile as possible

With the goal of versatility and flexibility in mind, the Performance Hall (multi-purpose room) has been designed to ensure the space is truly a multi-purpose space offering a wide range of uses. Through the use of specialized acoustic materials/surfaces, the acoustical engineer has been able to design the space so that it can be modified to offer a full spectrum of uses. Attachment #1 is a letter from the acoustic consultant (Novus) demonstrating the range of uses and how the acoustic treatments can be adjusted depending on the type of use. For example, a lecture would require a lower reverberation time compared to symphonic music. Therefore, designing a space to accommodate both uses and everything in between requires adjustable acoustic treatments to provide versatility. With the application of various acoustic treatments, the consultant confirms that the Performance Hall can achieve a 'good' sound rating for all proposed uses. The only occasion where a space would achieve an 'excellent' rating is if the space was purpose built, such as Roy Thompson Hall. Novus is confident the hall has been tuned to accommodate everything from cinema and speeches to classical music recordings.

Additionally, through the recommendation from the theatre consultant (MCLD), the colour scheme for the performance hall has been carefully adjusted from the latest images shared in recent reports. Originally, the space was depicted to have a light colour floor, wall and ceiling. This lighter colour palate is very common for an orchestra setting, however, would not be suitable for theatrical or movie/video performances as the light would bounce off the surfaces making it difficult to provide a dark setting. Therefore, the space is better served to have darker surfaces. The darker surfaces will provide a different type of setting for an orchestra performance but it won't limit their ability to use the space, where alternatively, the light refraction from the lighter surfaces may negatively impact theatre/film uses. Therefore, the darker surface treatments

permits better control over lighting levels and is the preferred option. Attachment #2 demonstrates the darker palette that will be used on the floor, wall, seating and ceiling.

Washrooms have been redesigned in order to meet Code and space requirements

The washroom design/layout has been revised due to Code requirements and space limitations. With the capacity expected for the various spaces, the Code sets out a certain requirement of regular and accessible washrooms. It also sets out requirements such as the mandatory provision of an obstructed view (i.e. someone can't walk into the washroom and immediately see someone standing at the sink/mirror or entrance of the stalls). This requires enough space to provide a 'sightless' wall upon entering the space. There is not enough space in the facility design in order to accommodate the 'sightless' wall along with the required number of stalls. Therefore, with these requirements, it was evident that the design needed to provide individual stalls which contained their own sink/mirror. With this style of washroom, it became redundant to provide a separate men's and women's washroom area. As a result, the washroom area will not have an entrance door, it will simply be a common area and each stall will be available for any gender, similar to what is already provided within the Church Street School.

Attachment #3 depicts the washroom design that will be incorporated into the Church Street School addition. This style/design of washrooms is becoming more common in new architecture as designs are working towards meeting accessibility and universal washroom requirements. Similar designs can be found in the following buildings: Joint Operation Centre, Regent Park Aquatics Centre, Museum of Contemporary Art, Evergreen Brick Works, Pearson International Airport, Centennial College and Avling Kitchen and Brewery are just a few examples of gender neutral washroom designs that will be implemented for the Library Square project.

The green roof on the pedestrian bridge is being removed to mitigate design concerns, cost and maintenance challenges

The May 2019 staff report (CMS19-015) introduced the pedestrian bridge concept design, and depicted the bridge with a green roof. Following detailed design and engineering considerations, it was determined that the green roof on the bridge would add significant weight, materials and cost, along with maintenance challenges and yet would not provide a significant water absorption/balance to warrant the expenditure. This was recommended following an assessment of the design by the Storm Water Management (SWM) consultants which determined the net gain of the green roof on the

bridge did not notably add to the water balance calculations and it was determined that other Low Impact Development (LID's) measures being considered for the project would be integrated into the site design. Therefore, it was determined that the green roof would be removed from the bridge design in order to mitigate cost and maintenance. It is important to note that other alternative water balance/absorption methodologies (i.e. porous paving areas in the parking lot and plaza, planting areas that retain storm water, and cistern under the plaza for irrigation) are being implemented to ensure the project meets the storm water requirements. Note: the green roof is still planned for the roof of the Church Street School addition. Sound attenuation as well as stormwater retention and cooling assistance for the summer months are all good rationale for retaining the green roof on the building.

Ontario Heritage Trust feels the project is in keeping with the terms of the Heritage Conservation Easement Agreement

The Heritage Conservation Easement Agreement (HCEA) held by the Trust and registered August 10, 1982 requires the owner (Town) to obtain the written approval of the Trust prior to altering the heritage features, erecting any structures on the property, including signage, as well as alterations to the landscape.

To accommodate the new facility, the 2001 addition to Church Street School along the north elevation will be removed. The new facility will be constructed immediately north of the Church Street School and will connect to the building along its north elevation. In order to provide for an internal connection between the two structures, existing openings will be enlarged along the north elevation of the Church Street School. These openings were already enlarged in 2001 to accommodate the existing addition. The grade along the north and west elevation will be lowered exposing more of the foundation to accommodate the new addition and change in grade respectively. New signage and landscaping are also part of the redevelopment of the site.

After reviewing the documentation, the Ontario Heritage Trust (OHT) staff feels the proposal is in keeping with the terms of the HCEA. The Trust therefore approves the work subject to the following conditions (Attachment #4). Each condition includes an **update** from the Town in response:

- Submission of a landscape plan, completed to the satisfaction of the Trust which indicates existing and proposed plantings, landscaping materials and locations of any street furniture (e.g. lighting, seating, etc.); **ERA submitted Landscape drawings on November 7 to the OHT and after receiving OHT's comments,**

ERA submitted the Landscape Plans (90% construction documentation) on December 4 for OHT's review. Comments were received on December 11 suggesting that the number of proposed trees be reassessed.

- Submission of detailed information regarding signage, completed to the satisfaction of the Trust, which indicates the location, design, dimensions and material of the signage; **ERA submitted signage drawings on November 7 to the OHT for review.**
- Submission of detailed drawings and specifications, completed to the satisfaction of the Trust, addressing at a minimum repairs to the Church Street School as identified in the Heritage Impact Assessment prepared by ERA Architects Inc.; **ERA submitted Construction Document drawings on November 7 to the OHT, and after receiving OHT's comments, ERA provided detailed specs on December 4 for OHT review.**
- Implementation of the repairs to the Church Street School as identified in the Heritage Impact Assessment; and **Repairs will be coordinated to take place during construction of the new facility and will be in accordance with the detailed drawings and specifications, and completed to the satisfaction of the OHT.**
- Submission of an alteration completion form to the Trust once the work is complete **ERA will submit the alteration completion form to the Trust once construction and conservation to the School House is complete.**
- The Trust also understands that the sprinkler system being proposed will not have any impacts to the heritage features as defined under the terms of the HCEA. If the proposed system is to have any impacts on the heritage features then approval must be secured from the Trust prior to its installation. **The Town is not anticipating any change to the proposed sprinkler system, however, if there needs to be a change, the Town will seek approval from the Trust prior to installation.**

Veil multi-colour lighting is an increased cost compared to the standard white lighting

On October 15, 2019, staff presented to Council the options for the veil material (bronze or copper). In addition, it was demonstrated that the veil would have white back lighting and that once the material was chosen by Council, the consultants would determine the best configuration of the lighting. During that meeting it was requested to consider multi-colour lighting to enable options of programming different colours throughout the year for different functions.

Following the Council meeting, staff requested a cost estimate from the consultants for multi-colour lighting. It has been confirmed that the multi-colour lighting would cost approximately \$332,000 plus installation, while the proposed white lighting would cost \$191,000 plus installation (white lighting cost is included in approved budget). This results in a 42% cost increase not yet included in the project budget. Therefore, as a cost mitigation measure, staff are recommending only the white lighting and are not recommending pursuing the multi-colour lighting on the building veil.

It is important to note that the catenary lighting that is strung across the outdoor square is planned for multi-colour lights and can be programmed for special events. This cost is currently included in the project budget.

As part of the typical site plan review process, staff have issued requisitions for a parking study update, a noise impact study and a traffic impact study

With the recent approval of the two additional program rooms located off of the new corridor connecting the bridge to Yonge St., staff have requested an update to the parking study reflecting the additional utilization.

A noise impact study is also being undertaken to help guide the final design of the outdoor square.

A traffic impact study will also be undertaken to understand the flow of traffic on and off site and how it interconnects with neighboring streets and intersections. This information will help guide the final design, parking and circulation. It will also look at how to manage traffic effectively during construction as well as post construction.

The Town will gain efficiencies through the inclusion of a total of \$1.7 million in previously approved Library Square R&R work in the construction contract to be tendered

Through the capital budget approval, the planned repair and replacement (R&R) projects scheduled for the Library and 22 Church Street were approved and recommended to be incorporated into the scope of work for the Library Square project. It is anticipated that the Town will gain cost efficiencies through the completion of these works as part of the overall construction contract to be tendered. Table 1 below presents a list of these approved R&R works at their original estimates.

Project	Approved Budget (Incl. HST)
Existing Library HVAC Unit Replacement	\$850,000
Existing Library Roof Replacement	440,000
22 Church Street Exterior Door	90,800
Electronic Messaging Signage	50,000
22 Church Street LED Light Retrofit	50,000
22 Church Street Re-paint of Interior Walls	35,800
Existing Library Exterior Lighting LED retrofit	31,400
22 Church Street Brick Repairs	30,700
Library Replacement of Perimeter Window Sealant	26,100
22 Church Street Repair to Wood Flooring	25,000
Existing Library Fire Alarm Panel Replacement	21,000
Existing Library Repair to Elevator Doors	10,100
Total Previously Approved R&R Works	\$1,660,900

In an effort to obtain these noted cost efficiencies, staff recommend that these projects be consolidated under the single library square Project No 81019 and that this work be included in the scope of work for the Library Square construction contract.

Class B (75%) cost estimate is higher than current estimate, however, value engineering has reduced the shortfall to be within an expected range

The current approved project budget is \$49.6 million, including \$47.9 million (approved in July) for the project plus \$1.7 million in Facilities Management Repairs and Replacements (approved capital budget) for the Library and 22 Church St. Through further refinement of the design and development of the construction documentation, the Class B or 75% estimate was prepared. As a result, the project budget was approximately \$5.3 million or 10% higher than the last estimate approved by Council (project cost would be \$54.9 million).

Typically a Class B or 75% estimate has a variance of approximately 10%, therefore, the \$5.3 million shortfall is within the anticipated variance. However, the project team worked to reduce the shortfall through value engineering. They have been successful in reducing the budget by approximately \$3.3 million leaving a need of approximately \$2.0 million or 4% of the project budget. The additional \$2.0 million would result in the

project cost of \$51.6 million. Some of the items value engineered (revised) from the project (will not impact quality) include:

- Retractable partitions – switch to alternate products/reduced size
- Unit Pavers – switch to poured in place concrete
- Permeable Paving – switch to asphalt
- Curtainwall systems (frames for glass walls) – switch from custom to conventional assemblies
- Wood slat ceilings – update of wood baffle product type used across all three buildings
- Slate tiles – switch to Porcelain Slate Tile carried throughout
- Brise-soleil – reduced in size on the bridge while maintaining necessary sun shading

The remaining \$2.0 million shortfall can be broken down as follows:

- \$1.2 million for additional contingencies in order to support the increased capital project scope
- \$0.7 million for consultants based on the evolution of the project requiring additional consultants to carry out the required scope and additional work scope for existing consultants
- \$0.1 million refinement of the project scope through design development

With Council's approval now to proceed with Option A, the construction project is scheduled to commence Spring 2020

There are two options to consider at this time:

- **OPTION A:** Approval of the additional \$2.0 million request and approval to proceed to the development of the Class A estimate and ultimately issue the tender package. The \$2.0 million request today is already within that range.
 - If the project remains within the new budget of \$51.6 million at the completion of the Class A (90%) estimate, the project would proceed to issue the tender without returning to Council (remain on schedule).
 - If the project cost results in being more than \$51.6 million following the Class A (90%) cost estimate, staff would return to Council for consideration (delaying the project by at least 4 weeks).
- **OPTION B:** Defer a funding decision in order to wait until the Class A (90%) estimate is complete (delaying the project by at least 4 weeks) and staff would return at that time for Council consideration.

Staff are recommending approval of Option A.

While the project team will continue to consider value engineering options to reduce the budget, at this point, unless we begin to remove/alter major features or functionality of the project, the anticipated savings from minor modifications are not significant.

Important to note, that once the tender has been issued, there is still a chance that the project may once again be higher than adjusted estimates following the closing of the tenders. Market conditions are becoming volatile due to the amount of work that is available and that is forecast for 2020.

With Council's approval to proceed with Option A, the construction is scheduled to commence Spring 2020 with fit-out and occupancy in 2022. This schedule is contingent upon a number of factors that are uncontrollable (i.e. tender over budget, trade strikes, etc.) and yet with the technical expertise and support from the Project Management firm and the internal project team, we are preparing to mitigate as many risks as possible.

Advisory Committee Review

The Heritage Advisory Committee and Accessibility Advisory Committee were consulted during the design phase of the project. As presented in previous staff reports, their input has been received and taken into consideration during the design of the project.

Legal Considerations

None

Financial Implications

Firstly, the consolidation of the \$1.7 million in previously approved capital works under this project in order to obtain project delivery efficiencies will not have any impact on the bottom line for this project as the already approved offsetting Facility R&R funding will be transferred over to this project as well.

Following the conclusion of the Class B cost estimate for the Library Square project and a value engineering review undertaken by staff and its consultants, this project is

currently experiencing a funding short-fall of \$2.0 million. Staff recommend that Council approve an increase in the total budget for this project to \$51.6 million.

Report FS19-042 also included in tonight's agenda will offer a more detailed break-down of this most current estimated project cost as well as offer updated strategies for funding this revised total budget including its \$2.0 million short-fall for Council's consideration.

Communications Considerations

Throughout the Library Square Project, the Town has engaged the community through in-person consultation opportunities, public meetings and extensive and ongoing interviews with stakeholders. For the overall project, Corporate Communications and Community Services have been, and will continue to utilize, the Involve stage of the International Association of Public Participation (IAP2) Spectrum. This means that we have, and will continue to, engage the community throughout the process to ensure that public concerns are consistently understood and considered. We will also work with the public to ensure that their concerns are directly reflected in the project, and although Council has final decision-making with regards to this project it is expected that public feedback be a factor in that process.

Specific to this particular report, Corporate Communications will seek to, as per the IAP2 Spectrum, Inform the community and ensure they are aware of the items outlined in this report. This report will be posted to the Library Square website. Additionally, changes as listed in this report will be included in upcoming communications materials to ensure the most up-to-date information is shared with the community.

Link to Strategic Plan

The development of Library Square supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- **Invest in sustainable infrastructure**
- **Celebrating and promoting our culture**
- **Encourage an active and healthy lifestyle**

- **Strengthening the fabric of our community**

Enabling a diverse, creative and resilient economy in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- **Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business**

Alternative(s) to the Recommendation

1. Council may provide further direction.
2. Council may choose to defer a decision until the Class A (90%) estimate is complete.

Conclusions

This report provided Council with an update on the Library Square Project and highlighted any major revisions from the last time Council approved the design. As this project is continuing on a path set out in the project schedule, staff are seeking Council approval to proceed with Option A (additional \$2.0 million funding). If the cost estimate for the Class A (90%) is within the approved budget, the tender for construction would be issued in order to be able to commence construction in the spring of 2020.

Attachments

Attachment #1 – Acoustic Consultant (Novus) – Memo

Attachment #2 – Performance Hall (multi-purpose room) – colour scheme

Attachment #3 – Gender Neutral Washroom design

Attachment #4 – Ontario Heritage Trust – Conditional Approval Letter

Previous Reports

PBS17-066 – Award of Contract for Library Square Site Plan, September 5, 2017;

PBS17-096 – Preferred Design for Library Square, December 5, 2017;

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Report No. CMS19-031

PBS17-100 – Preferred Design for Library Square – Additional Information December 12, 2017;

PDS18-014 – Updated Design for Library Square, January 30, 2018; and

PDS18-076 – Library Square – June 19, 2018

CMS19-005 – Library Square Project Update - GC Template, February 12, 2019

FS19-012 – Library Square – Financial Strategy, March 21, 2019

PDS19-018 – Library Square – Parking Strategy, March 21, 2019

PDS19-020 – Library Square – Planning Policy – Conformity Report, March 21, 2019

CMS19-007 – Library Square - Addition to Church Street School, March 21, 2019

CMS19-008 – Library Square - Outdoor Square, March 21, 2019

CMS19-009 – Library Square - Proposed Operating Plan, March 21, 2019

CMS19-015 – Library Square – Linkage and Café Options, May 21, 2019

FS19-025 – Library Square – Financial Update, July 16, 2019

PDS19-063 – Library Square – Parking Design Options, July 16, 2019

CMS19-019 – Library Square – Project Next Steps, July 16, 2019

CMS19-020 – Library Square – Corridor Extension, July 16, 2019

CMS19-026 – Library Square – Veil, October 15, 2019

December 17, 2019

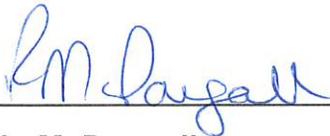
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Report No. CMS19-031

Pre-submission Review

The Agenda Management Team's review of this report was facilitated by e-mail on Friday, November 15, 2019

Departmental Approval



**Robin McDougall
Director
Community Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

CMS19-031: Attachment 1

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

The program brief for the Multi-Purpose Room was provided early in the design and included:

- Theatrical performances
- Concerts
- Comedy and variety shows
- Movie screenings, fairs and tradeshow
- Training, conference and banquets
- Lectures, presentations.

In addition to the above, it was indicated that the space should be suitable for classical musical performance and recording.

The optimal reverberation time for a space is related to its volume. With the number of seats and available floor area fixed, the height of the Multi-Purpose Room was maximized to provide a large volume. The Multi-Purpose Room has a volume of around 3000 m³ which, for the proposed uses, would require an optimum reverberation time of 0.9 s for speech uses and up to 1.8 s for unamplified classical concerts.

It was suggested that a longer reverberation time should be targeted for the use of specific classical concerts and musical recordings. For these uses a reverberation time target greater than 2.0 s was desired.

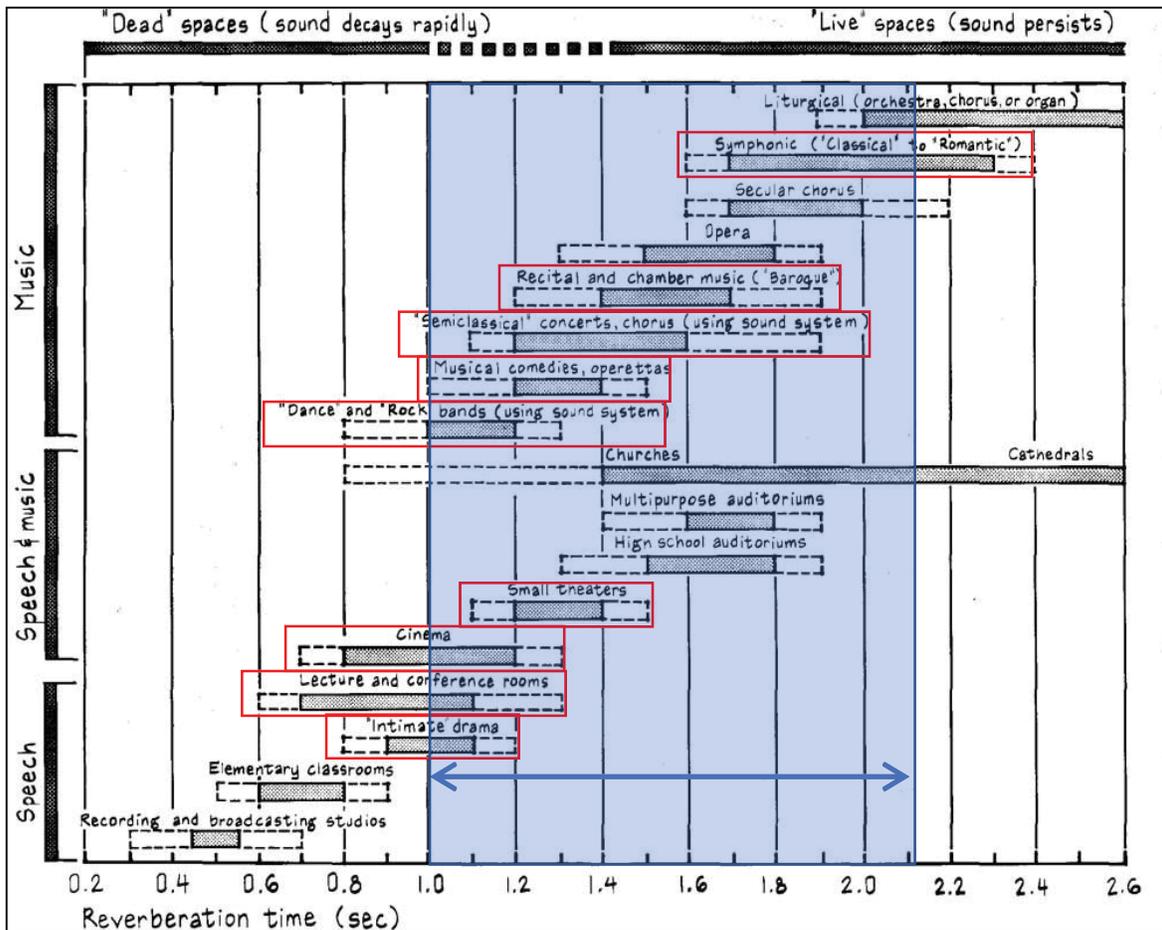


Figure 1. Variable reverberation time within the Multi-Purpose Room

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

Based on these dichotomous programmatic uses and the desirable reverberation time for each of them, a design that includes variable acoustics is proposed. Using stage curtains and variable drapery we anticipate that the reverberation in the space can vary between approximately 1.0 s and 2.1 s at mid frequencies. In the previous image, the proposed uses are highlighted red with the variability of the room highlighted blue. As can be seen in the image, the variability of the space encompasses the proposed uses.

With the range of variability set, the following image illustrates the proposed design and the elements used to control the acoustics within the space.

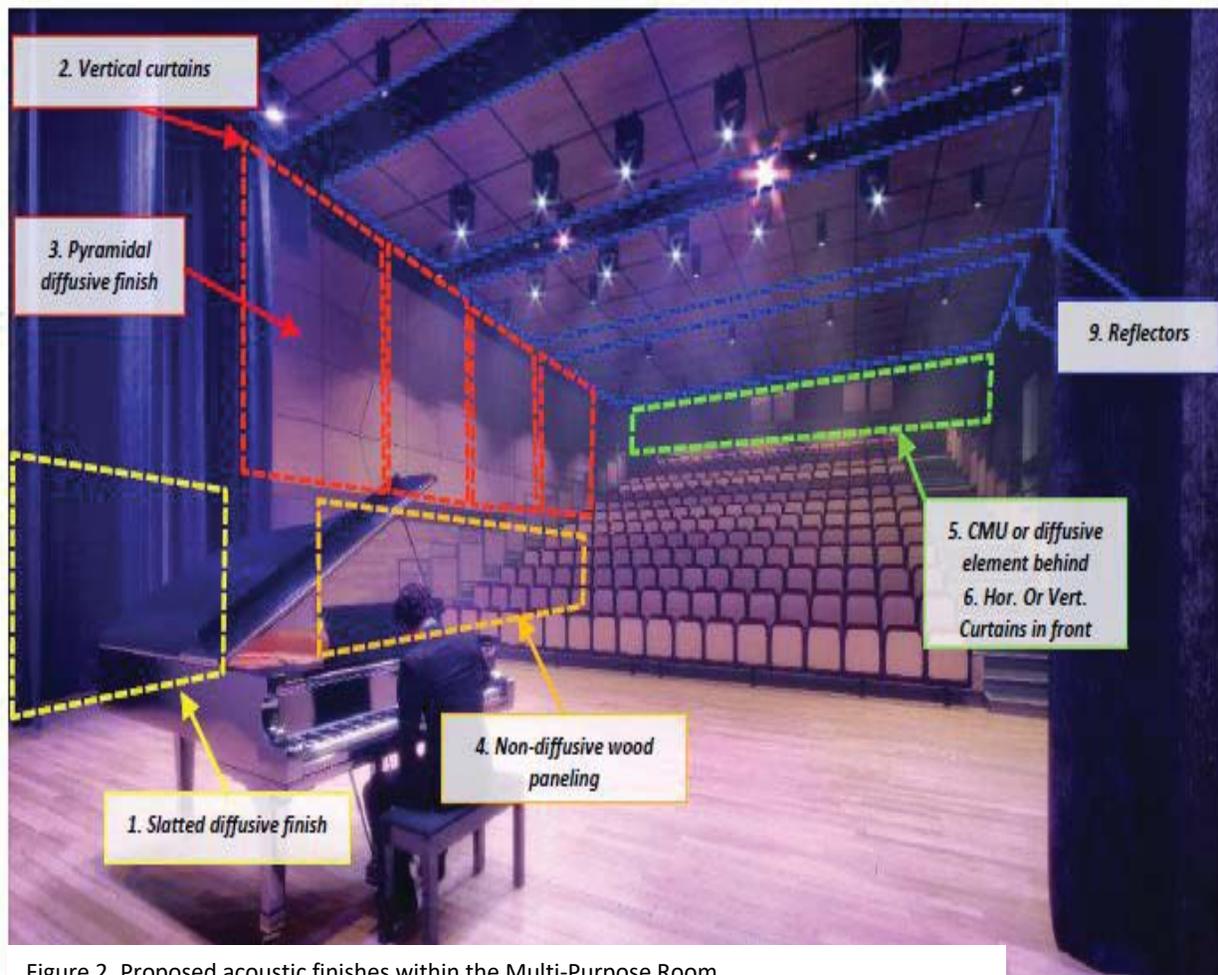


Figure 2. Proposed acoustic finishes within the Multi-Purpose Room

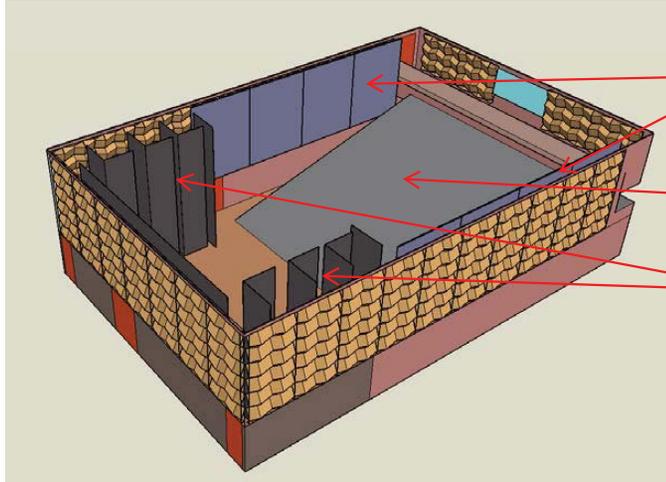
Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

The proposed uses have been evaluated for their acoustic suitability. It should be noted that a space which is 'excellent' would generally be purpose built and primarily dedicated for that use, for example for unamplified classical music the Koerner Hall or for movie screening the Bell Lightbox. Fair would generally indicate a space that has been adapted from another use for example playing unamplified classical music in the Danforth Music Hall or showing movies in a lecture theatre.

Use	Quality				
	Poor	Marginal	Fair	Good	Excellent
Theatre	■	■	■	■	■
Unamplified classical music performance	■	■	■	■	■
Unamplified classical music recording	■	■	■	■	■
Amplified music	■	■	■	■	■
Comedy and variety shows	■	■	■	■	■
Movie screenings	■	■	■	■	■
Fairs and Tradeshows	■	■	■	■	■
Training and Conferences	■	■	■	■	■
Lectures and presentations	■	■	■	■	■
Banquets	■	■	■	■	■

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

Theatrical, Lectures, Presentations, Movies, Comedy and Variety

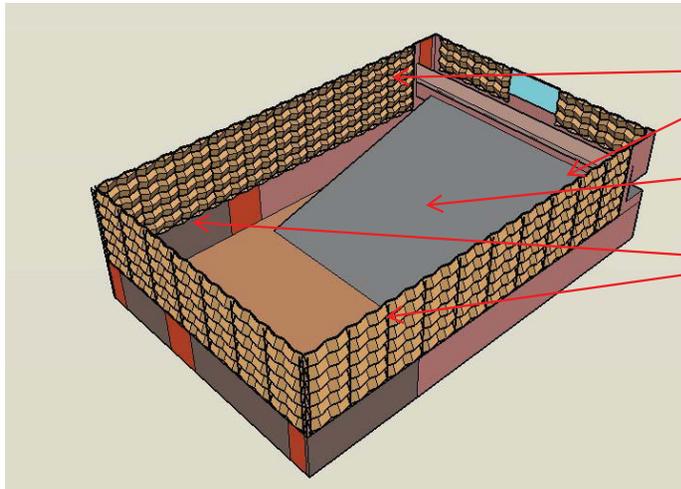


Side variable drapes deployed to control lateral reflections and reduce reverberation within the space. For some uses (musical theatre) the variable drapes may be partially deployed. Wall that are exposed would show diffusive panelling that helps scatter sound and prevents flutter echoes.

Seating deployed which provides additional absorption from the soft furnishings

Drapery deployed around the stage provides additional absorption. For presentations, some of this drapery may be removed.

Classical music performance



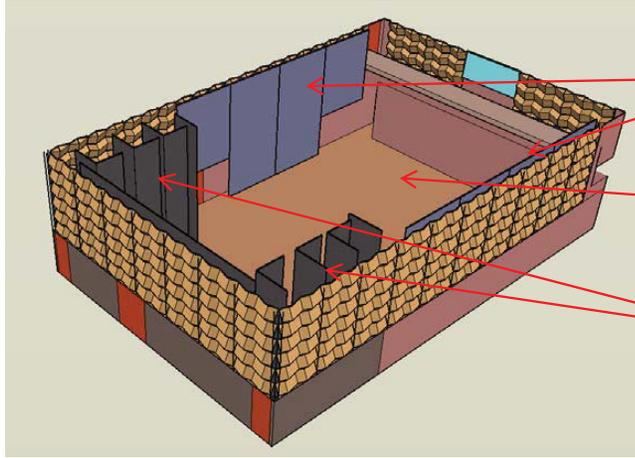
For performances that require the longest reverberation times the side variable drapery would be fully retracted to reveal diffusive finish. For more intimate performances some variable drapery may be deployed.

Seating deployed which provides absorption from the soft furnishings.

Drapery removed around stage revealing QRD diffusers at low level and diffusive panelling at high level. These finishes help scatter sound, stop flutter echoes and enhance the envelopment for musical performances.

Aurora Cultural Centre: Comments on Variable Acoustics, October 22, 2019

Banquets, training and conference

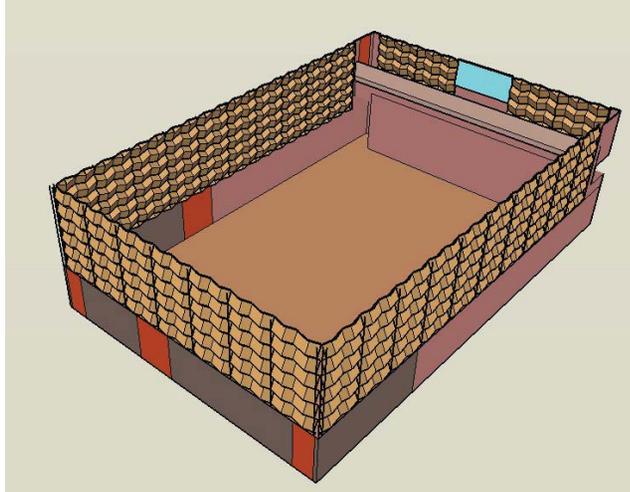


Side variable drapes deployed to control lateral reflections and reduce reverberation within the space. For some uses the variable drapes may be partially deployed. Wall that are exposed would have diffusive panelling that helps scatter sound and prevents flutter echoes.

Seating retracted to allow flat floor use. Tables, seating and people would provide additional absorption and help scatter sound

Drapery deployed around the stage would provide additional absorption. Some drapery may be removed especially to the sides. Rear drapery recommended to help control flutter echoes between the front and back walls.

Classical music recordings



For the longest reverberation use, the recording of specific classical music performances, all absorptive materials should be removed from the space. This includes the audience seating, side drapes and stage drapes.

LIBRARY SQUARE – PERFORMANCE HALL COLOUR

Figure 1: Performance Hall – Earlier rendering with light colour tones



Figure 2: Performance Hall – Preferred darker colour tones



CMS19-031: Attachment 3

LIBRARY SQUARE
GENDER NEUTRAL WASHROOM DESIGN

Figure 1. Washroom design on plaza and main floor

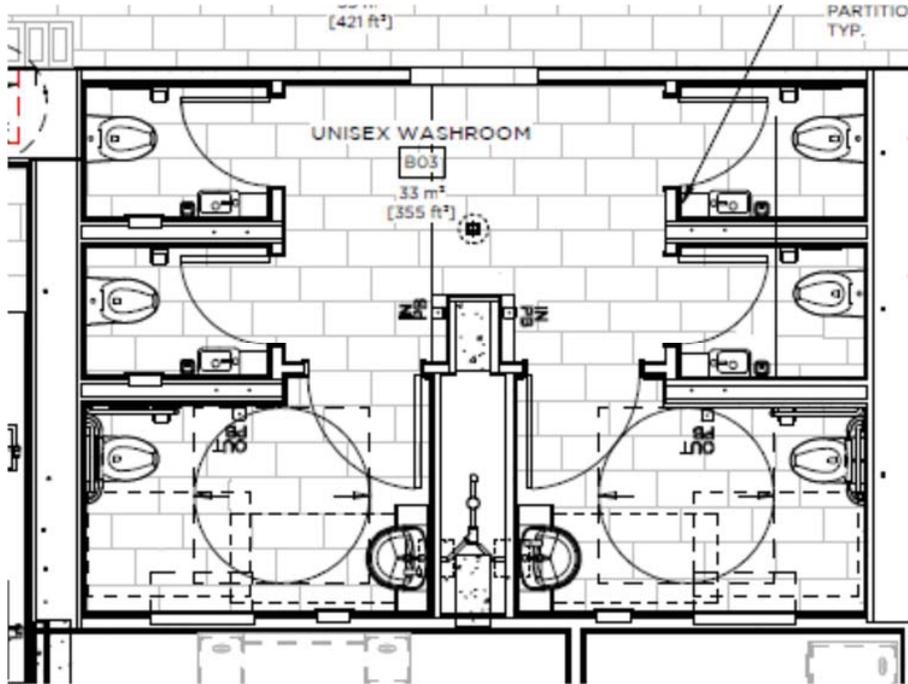


Figure 2. Washroom design on 2nd floor outside Performance Hall

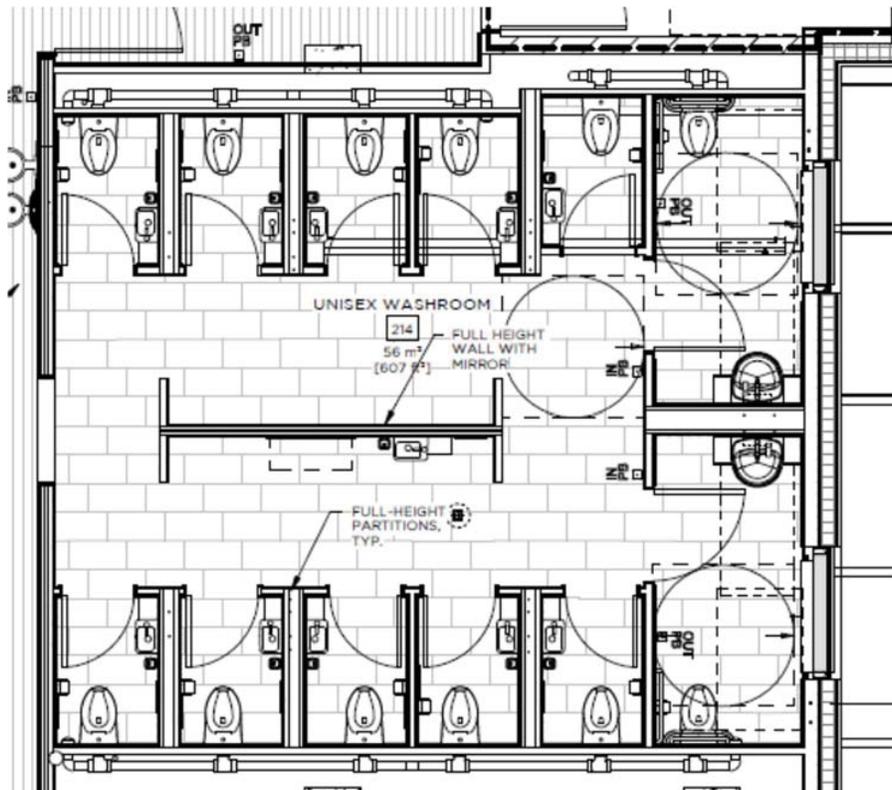


Figure 3. Toronto Pearson Airport



Figure 4. Joint Operations Centre



Figure 5. Yorkdale Mall





An agency of the Government of Ontario

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SENT BY EMAIL

October 22, 2019

Robin McDougall, Director
Community Services
Town of Aurora
100 John West Way
Aurora, ON L4G 6J1

**Re: Church Street School – 22 Church Street, Aurora
Conditional Approval for Addition**

Dear Ms. McDougall:

On August 16, 2019 the Ontario Heritage Trust (Trust) received an alteration request to develop the site known as the Church Street School. As you are aware this property is protected by a heritage conservation easement agreement (HCEA) held by the Trust and registered August 10, 1982 as Instrument No. 29781. The HCEA requires the owner to obtain the written approval of the Trust prior to altering the heritage features, erecting any structures on the property, including signage, as well as alterations the landscape.

The redevelopment of the site looks to provide new and improved public and community space for the Town of Aurora. New landscaped public open spaces will replace the existing parking lots surrounding the Church Street School and a new community facility with a performance hall and a variety of multi-purpose programming spaces will be built to the north of the Church Street School.

To accommodate the new facility, the 2001 addition to Church Street School along the north elevation will be removed. The new facility will be constructed to the north of the Church Street School and will connect to the building along its north elevation. In order to provide for an internal connection between the two structures existing openings will be enlarged along the north elevation of the Church Street School. These openings were already enlarged in 2001 to accommodate the existing addition. The grade along the north and west elevation will be lowered exposing more of the foundation to accommodate the new addition and change in grade respectively. New signage and landscaping are also part of the redevelopment of the site.

In support of this request the Trust received the following items in addition to the alteration request:

- Drawings of the new addition prepared by RAW Design (received August 16, 2019);
- Drawings and Outline Specification for repairs to the Church Street School prepared by ERA Architects Inc. (received August 16, 2019);
- Heritage Impact Assessment for the proposed development prepared by ERA Architects Inc. (received August 16, 2019);
- Letter and rendering providing details about the proposed material palette for the addition prepared by ERA Architects Inc. (received August 16, 2019);
- Letter and drawing providing details of the Deluge Fire Sprinkler System prepared by Smith + Andersen (received August 16, 2019); and
- Letter and drawing providing details of a revised Fire Sprinkler System prepared by Smith + Andersen (received September 18, 2019).

After reviewing the previously referenced documentation, Trust staff feels the proposal is in keeping with the terms of the HCEA. The Trust therefore approves the work subject to the following conditions:

- Submission of a landscape plan, completed to the satisfaction of the Trust, that indicates existing and proposed plantings, landscaping materials and locations of any street furniture (e.g. lighting, seating ,etc.);
- Submission of detailed information regarding signage, completed to the satisfaction of the Trust, that indicates the location, design, dimensions and material of the signage;
- Submission of detailed drawings and specifications, completed to the satisfaction of the Trust, addressing at a minimum repairs to the Church Street School as identified in the Heritage Impact Assessment prepared by ERA Architects Inc.;
- Implementation of the repairs to the Church Street School as identified in the Heritage Impact Assessment; and
- Submission of an alteration completion form to the Trust once the work is complete.

It is our understanding that the Town is considering either copper or brass for the expanded metal mesh that will clad the addition. The Trust is supportive of either material but requests the Town notify the Trust of its final decision. It is also our understanding that the sprinkler system being proposed will not have any impacts to the heritage features as defined under the terms of the HCEA. If the proposed system is to have any impacts on the heritage features then approval must be secured from the Trust prior to its installation.

Should you have any questions regarding this approval or the scope of work changes please contact me by telephone at 416-314-1751 or email at kiki.aravopoulos@heritagetrust.on.ca.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Kiki Aravopoulos', written over a light blue rectangular background.

Kiki Aravopoulos
Easements Program Coordinator

Copy: Amy Calder, Project Manager, ERA Architects Inc.
Philip Evans, Principal, ERA Architects Inc.
Janice Quieta, Associate, ERA Architects Inc.
Carlson Tsang, Planner, Town of Aurora



**Town of Aurora
Special Council Report**

No. FS19-042

Subject: Library Square – Updated Library Square Funding Strategy
Prepared by: Jason Gaertner, Manager, Financial Management
Department: Finance
Date: December 17, 2019

Recommendation

- 1. That Report No. FS19-042 be received; and**
- 2. That the updated funding strategies for Capital Project No. 81019 – Library Square be approved as presented, subject to results of the final class ‘A’ estimate and the Town’s grant application success**

Executive Summary

As the planned Library Square community hub’s total estimated cost has now reached a Class ‘B’ level of accuracy, its total budget and investment strategy should now be updated. A final Class ‘A’ estimate is expected early in the new year.

- With the receipt of the Library Square’s Class ‘B’ cost estimate and staff’s subsequent value engineering, this project’s requirements now exceed its previous estimate by \$ 2.0 million
- The Town’s Library Square Project’s recommended funding strategy will be heavily influenced by the its potential success in obtaining funding from its outstanding grant applications

Background

Over the past few months Council has continued to refine the Library Square’s design to the point where it has reached a Class ‘B’ cost estimate. The current proposed design for Library Square includes the following key elements:

- Demolition of 52 and 56 Victoria structures
- Church Street School Addition
- Outdoor Square & Parking
- A bridge link
- Multiple library building enhancements

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- Previously approved facility capital works

Council has been provided with multiple financial updates over the course of the Library Square's design evolution which has included proposed funding strategies.

Analysis

With the receipt of the Library Square's Class 'B' cost estimate and staff's subsequent value engineering, this project's requirements now exceed its previous estimate by \$ 2.0 million

As outlined in staff report CMS19-031, with the receipt of the Library Square's Class 'B' cost estimate and staff's subsequent value engineering, this project's requirements now exceed its previous cost estimate by \$2.0 million.

A break-down of the Library Square's most current Class 'B' cost estimate before and after the value engineered savings can be found in Attachment #1.

The Library Square's cost estimate is broken down into the following categories in Attachment #1:

- Consultant Fees: Estimated consultant fees that are anticipated over the duration of this project from design through to its conclusion, including fees for project management.
- Construction Costs: Estimated construction costs for all of the Library Square's key elements as outlined above.
- Furniture, Fixtures and Equipment (FF&E): FF&E are movable furniture, fixtures, or other equipment that have no permanent connection to the structure of a building.
- Other: Includes all demolition costs and the project's planned contribution to the Town's public art reserve as per the Town's Strategic Plan.
- Other Previously Approved Capital Works: This includes a consolidation of previously approved repair & replacement scheduled works relating to existing Library Square assets.
- Contingencies: This includes all project contingencies such as those relating to construction and the management reserve.
- Unrecoverable HST: Estimated remaining HST owing after the Town has recovered all eligible rebates.

This attachment reflects the current total project cost of \$51.6 million after all value engineered savings to date for the Library Square.

The Town's Library Square Project's recommended funding strategy will be heavily influenced by its potential success in obtaining funding from its outstanding grant applications

The Town's application requesting \$31.6 million from the Investing in Canada Infrastructure Program (ICIP) will have a significant influence on the final funding strategy deployed by the Town. In recognition of this fact, two alternative funding strategies have been developed;

1. Strategy 1 – Successful Receipt of ICIP Grant Monies
2. Strategy 2 – Unsuccessful in Receipt of ICIP Grant Monies

The strategy implemented by the Town will be dependent upon both the Town's grant success, as well as the final Class 'A' cost estimate.

The key funding components of each proposed strategy does not differ significantly from those presented to Council in earlier reports. Each of the key funding components will be expanded upon.

Facilities Repair & Replacement Reserve

This reserve which is replenished through the Town's cash to capital funding program serves as the primary source of funds for the repair and replacement of the Town's existing facilities. The full planned draw of \$1.7 million has already been previously approved by Council and transferred from this reserve to the associated projects. Consequently, this reserve's present balance of \$1.6 million reflects its position after the completion of these noted draws.

Proceeds from Sale of Municipal Lands

The Town consolidates all net proceeds from the sale of Town owned lands, such as its Leslie Street lands, under a single reserve. The Town has no specific identified purposes established for these funds. The present balance of this reserve is \$9.9 million, of which staff are recommending that \$3.2 million be allocated toward the Library Square project. The remaining balance of this reserve has been earmarked for other projects.

Community Benefit Fees

Community Benefit fees have been collected from developers in addition to statutory DC's. These surcharges for development, are intended to help fund growth related assets. The Town has no specific identified purposes established for these funds. The current value of this reserve is \$ 2.6 million. Staff recommend the full amount be applied to this project.

Grant Funding

The Town currently has a grant application outstanding requesting \$31.6 million in support of the Library Square project from the Investing in Canada Infrastructure Program (ICIP). The Town also hopes to access funding from the Canada Cultural Spaces Fund (CCSF). Both these grant programs have similarly defined eligible expenditure requirements and can be stacked (meaning the Town can receive funding from both programs) subject to a federal funding ceiling. The federal funding of a given eligible expenditure cannot exceed 40 percent of its total value. As the Town's ICIP grant application includes the same eligible requirements as its CCSF application would include, if successful in its ICIP grant application, it will have reached the federal funding ceiling for these requirements and therefore would be unable to receive any further funding from the CCSF grant program for these same project requirements.

In addition, the Town will access available Federal Gas Tax (FGT) revenues in support of the portion of this project's estimated costs that have been deemed ineligible under the ICIP and CCSF grant programs and therefore have not been included in the Town's applications to these programs. In general, funds that have been already spent or committed are ineligible for the ICIP and CCSF grants. For example, the Library Square project's \$4.8 million in estimated consulting fees are ineligible for the CCSF and ICIP grant applications. The Town intends to apply its FGT funding to this project's ineligible requirements which is not subject to the federal funding ceiling.

The ICIP is a federal program is designed to create long-term economic growth, build inclusive, sustainable and resilient communities and support a low-carbon economy. Through the ICIP, the federal government is providing \$11.8 billion dollars in federal infrastructure funding to cost-share projects under the following four streams:

- Public Transit
- Green Infrastructure
- Community, Culture and Recreation
- Rural and Northern Communities

The Province of Ontario is a cost sharing partner in these programs. If the Town is successful in its application, it would receive \$16 million from the federal and \$15.6 million from the provincial government for a total of \$31.6 million in funding. If unsuccessful in its application, it would receive no funds.

The Town also intends to access the Canada Cultural Spaces Fund (CCSF) in support of this new cultural community asset. The CCSF supports the improvement of physical conditions for arts, heritage, culture and creative innovation. The Fund supports renovation and construction projects, the acquisition of specialized equipment and feasibility studies related to cultural spaces. As this program's eligible requirements overlap with those that have been submitted as part of the Town's ICIP grant application, it will be subject to the federal funding ceiling. The Town would only be able to access funds through this program if it is unsuccessful in its ICIP application.

As per the Town's Municipal Funding Agreement for the Transfer of Federal Gas Tax (FGT) Funds, an investment into cultural infrastructure, i.e. infrastructure that supports arts, humanities, and heritage, would be considered an eligible project to which these funds could be applied. Most of the Library Square's proposed development would be considered eligible under this agreement. Of note as well, as part of its 2019/2020 operating budget, the Federal Government has approved a one-time doubling of the gas tax monies to be transferred to the provinces. As it is staff's intent to apply these funds against the square's requirements which have been deemed ineligible under the ICIP and CCSF programs, this funding option is not impacted by the Town's success in obtaining funding from these other programs. Staff recommend that a total of \$3.4 million in available FGT funds be allocated in support of the Library Square project.

Development Charges

Development Charges (DC's) are to be used for funding the creation of new amenities to extend service capacities in order to meet the demands of growth. Staff have reviewed the proposed new development of Library Square and identified a portion of this development that are DC eligible. Generally speaking, all cultural elements of the Library Square project are ineligible to be funded by DCs as per the DC Act which would include the Church Street School new addition and amphitheatre to be located within the outdoor square. The majority of the remaining Library Square development elements that can be deemed not to be a benefit to existing residents are eligible for partial funding by either Library or Outdoor Recreation DCs depending upon the nature of the element.

At present, the Library DC reserve is in a positive position of \$3.6 million, while the Outdoor Recreation DC reserve is in a negative position of \$14.1 million. Because the

Town's present funding strategy includes the use of external funding, it is able to also finance a portion of its required DC revenues for this project thus allowing a longer time horizon over which to collect these noted revenues. Staff project that should the Town proceed with the recommended DC fund contributions to this project, as of 2029, which is end of the Town's present ten year capital planning horizon, the Library DC balance will remain in a positive position and the Outdoor Recreation DC will be approaching a positive position within the next few years. The anticipated positions vary slightly between funding options.

Debt Financing

Debt financing, either internal or external, could be used to finance the capital investment costs of a project, to allow time for the intended source of financing to be realized, such as revenues from development charges or the tax levy. Any such financing would incur interest costs, which would be covered by the intended funding source.

Internally financing this scope of resource requirement would tie up a material portion of the Town's available resources for up to twenty years. It is anticipated that the Town will require access to the majority of its currently available reserve funds within this twenty year time horizon. Should these reserves be tied up through internal financing, the Town would risk requiring external financing for these other purposes instead. In addition, the Town has historically averaged an annual return on its longer term investment portfolio holdings of 3 to 3.5 percent on average which is greater than what it could otherwise earn through internally lending these same dollars to the Library Square project at an equivalent rate to a debenture of 2.66%.

In an effort to effectively manage the town's cash flows, and the relatively low carrying costs of debt, staff recommend that the Town use external debt financing. The Town could begin with the use of a contractor's line of credit (CLOC) from Infrastructure Ontario over the course of the Library Square's construction period. This will allow the Town to firstly use its available cash rather than long term debt, as well as borrow funding through its CLOC as required rather than all at once with a debenture. This strategy will reduce the total debt interest paid over the course of the construction period.

At the conclusion of the Square's construction, the Town can convert any remaining LOC balances to a twenty year debenture. The current 20 year debenture interest rate offered by Infrastructure Ontario is 2.66%. This external debt would be repaid through DC funding and a recent Council approved dedicated one-time tax levy increase of 1% phased onto the tax levy in two equal tax increases of 0.5 percent in 2020 and 2021.

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Once this noted debt has been paid off, the equivalent dedicated tax levy increase can be removed or re-allocated.

Staff will formally request Council's approval to proceed with the debt funding in the first quarter of 2020.

Hydro Investment Reserve Fund

The Town sold Aurora Hydro in 2005, and 90 percent of the proceeds were established in a reserve fund. Interest has accumulated since that time, however, some of this income has been spent from time to time. No specific purpose has ever been formally approved for these funds. The current value of available funds is \$ 31.0 million.

The funds in this reserve have become an important contributor to the Town's annual investment income which is used to subsidize the Town's operating budget, as well as a further top up of all reserve balances. Any draws on this reserve will impact the Town's annual investment income; as well as decrease the Town's general reserves. Keeping this in mind, staff recommend that this reserve be used as a funding source only in instances where no other viable funding is available.

To date, Council has formally approved and transferred a total \$1.5 million from the Hydro Investment reserve to the Library Square project. This reserve's present value of \$31.0 million is subsequent to the transfer of \$1.5 million to this project.

The remaining 10 percent of these proceeds were used to establish the Council Discretionary reserve. A total of \$0.8 million in funding from this reserve in support of the Library Square was approved by Council in 2018. The present value of this reserve of \$0.04 million reflects its position after the transfer of these approved funds. No further draws from this reserve are recommended.

Strategy 1 – Successful Receipt of Grant Monies

Figure 1 presents the recommended funding strategy should the Town be successful in its Investing in Canada Infrastructure Program (ICIP) grant application. Under this scenario the Town's total anticipated grant monies would increase to \$31.6 million. With this grant receipt, the Town would reach its prescribed maximum federal funding ceiling of 40 percent of all eligible requirements; because the Town's CCSF eligible requirements mirror what has been submitted under its ICIP application, it would consequently be unable to access any funding from the CCSF program. However, it would be able to continue to use FGT funding in support of any library square expenditures that were deemed ineligible under the ICIP program and therefore, not included in its application.

A grant receipt of this magnitude would allow the Town to reduce its planned draw from the Hydro Investment reserve back to just what has been formally approved and transferred to the project to date by Council and eliminate this project's requirement for external funding that is funded from the tax levy.

The other changes to this funding strategy from what was presented in previous reports to Council relate to the consolidation of previously approved facility repair & replacement capital works under this project in an effort to gain contract efficiencies as well as some subsequent adjustments to the planned development charge contributions.

Figure 1 also presents what each contributing reserve's health is estimated to be subsequent to the deployment of this recommended funding strategy.

Figure 1 – Successful Receipt of ICIP Grant Funding (\$millions)

	Previous (As of July 16, 2019)	Change	New	Remaining Reserve Balance
Total estimated required investment	47.9	3.7	51.6	
Facility Repair & Replacement Reserve	-	(1.7)	(1.7)	1.07
Proceeds from the sale of municipal lands reserve	(3.2)	1.0	(2.2)	7.74
Community benefits reserve	(2.6)	-	(2.6)	-
Grants	(14.1)	(17.5)	(31.6)	n/a
Federal gas tax grant	(3.4)	-	(3.4)	1.83
Outdoor Recreation Development Charges ¹	(1.6)	(1.3)	(2.9)	(2.46)
Library Development Charges ¹	(5.4)	0.5	(4.9)	0.96
Tax levy funded twenty year debenture ²	(6.7)	6.7	-	n/a
Council Discretionary reserve ³	(0.8)	-	(0.8)	0.04
Hydro investment reserve ³	(10.1)	8.6	(1.5)	29.49

Note(s):

- 1) The presented remaining development charge reserve balance reflects its balance as of the end 2029, representing the extent to which the Town's capital requirements have been identified.
- 2) Assumed a 20 year debenture with an annual carrying cost equivalent to a one-time 1% tax levy increase. The currently available 20 year debenture interest through Infrastructure Ontario is 2.66%.
- 3) This identified funding draw was formally approved by Council over the course of 2017 and 2018 in support of the Library Square site preparation, design and parking lot construction.

Strategy 2 – Unsuccessful in Receipt of Grant Monies

Figure 2 reflects the recommended funding strategy should the Town be unsuccessful in its Investing in Canada Infrastructure Program (ICIP) grant application. In this scenario, the Town would be left with significant room under the federal funding maximum ceiling the Library Square’s eligible requirements, thus allowing it access any approved funds from the CCSF grant program. At this time, the Town is unsure as to the value in grant funding that it might receive from this program.

In addition, the Town’s cost of borrowing has declined from an interest rate of 3.26 to 2.66 percent in the past month, consequently it is able to debenture a further \$0.8 million while maintaining its required annual debt costs at an equivalent tax rate impact of one percent. The full eligible Outdoor Recreation DCs would be drawn, with the remaining funding short-fall to be drawn from the Town’s Hydro Investment reserve.

Similar to the first strategy, the other changes made to this funding strategy from what was presented in previous reports to Council relate to the consolidation of previously approved facility repair & replacement capital works under this project in effort to gain contract efficiencies as well as some subsequent adjustments to the planned development charge contributions to this project.

Figure 2 also presents what each contributing reserve’s health is estimated to be subsequent to the deployment of this recommended funding strategy.

**Figure 2 – Unsuccessful Receipt of ICIP Grant Funding
(\$ millions)**

	Previous (As of July 16, 2019)	Change	New	Remaining Reserve Balance
Total estimated required investment	47.9	3.8	51.6	
Facility Repair & Replacement Reserve	-	(1.7)	(1.7)	1.07
Proceeds from the sale of municipal lands reserve	(3.2)	-	(3.2)	7.74
Community benefits reserve	(2.6)	-	(2.6)	-
Grants	(14.1)	14.1	-	n/a
Federal gas tax grant	(3.4)	-	(3.4)	(1.56)
Outdoor Recreation Development Charges ¹	(1.6)	(1.8)	(3.4)	(2.80)
Library Development Charges ¹	(5.4)	0.5	(4.9)	0.96
Tax levy funded twenty year debenture ²	(6.7)	(0.8)	(7.5)	n/a
Council Discretionary reserve ³	(0.8)	-	(0.8)	0.04
Hydro investment reserve ³	(10.1)	(14.1)	(24.3)	6.66

Note(s):

- 1) The presented remaining development charge reserve balance reflects its balance as of the end 2029, representing the extent to which the Town's capital requirements have been identified.
- 2) Assumed a 20 year debenture with an annual carrying cost equivalent to a one-time 1% tax levy increase. The currently available 20 year debenture interest through Infrastructure Ontario is 2.66%.
- 3) This identified funding draw was formally approved by Council over the course of 2017 and 2018 in support of the Library Square site preparation, design and parking lot construction.

Advisory Committee Review

The Agenda Management Team's review was facilitated by email on December 11, 2019.

Legal Considerations

Not applicable.

Financial Implications

With the recent Class 'B' cost estimates in hand for the Town's planned Library Square development and subsequent to staff and their consultant's value engineering of the most current square's design and this estimate, the current identified project requirements of \$51.6 million now exceed the previous estimate by \$2.0 million. Staff are recommending that Council approve the updated funding strategies as presented in this report. The financial impact of each presented funding strategy are highlighted above.

Should the pending Class 'A' estimate result in any further requirement changes for this project, staff will re-visit the presented funding strategies accordingly and come back to Council.

Communications Considerations

Throughout the Library Square Project, the Town has demonstrated a high-level of communications and community engagement consistent with the International Association of Public Participation (IAP2) Involve stage of consultation. For the purposes of this specific report, Corporate Communications will inform the public by

posting the report to the Town website and update project communications to reflect the information contained within this report.

Link to Strategic Plan

Reporting to Council and the public on capital investment expenditures to date and its funding strategy supports the Strategic Plan principles of transparency and accountability.

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

This report strives to provide Council with a financial update for the Library Square project whose most current cost estimate sits at \$51.6 million. It is recommended that the updated library square funding strategies be approved by Council at this time subject to the results of the pending Class 'A' cost estimate for this project as well as the outcome of the Town's grant applications.

Attachments

Attachment #1 - Library Square Project Break-down by Key Category

Previous Reports

PBS17-032 Library Square – Conceptual Plans
PBS17-066 Award of Contract for Library Square Site Plan
PDS18-076 Library Square
CMS19-008 Library Square – Outdoor Square
CMS19-007 Library Square – Addition to Church Street School
CMS19-009 Library Square – Proposed Operating Plan
PDS19-018 Library Square – Parking
CMS19-005 Library Square Project - Update
FS19-004 Major Capital Investment Funding Strategy
FS19-024 Library Square Total Budget Funding Sources
FS19-025 Library Square – Financial Update
CMS19-031 Library Square - Project Update and Tender issuance

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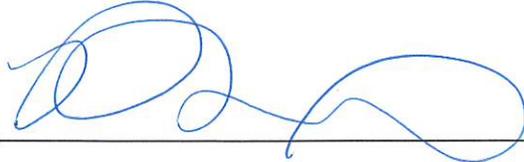
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Report No. FS19-042

Pre-submission Review

None

Departmental Approval



**Rachel Wainwright-van Kessel, CPA, CMA
Director, Finance
-Treasurer**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Library Square Project Break-down by Key Category

	Current Estimated Cost	Value Engineered Savings	Revised Project Requirements
Consultant Fees			
Project Management Services	582,800		
Prime Consulting Services	4,000,000		
Other Consultants	200,000		
Permits	50,000	4,832,800	-
			4,832,800
Construction Costs			
Church Street School Addition	24,917,300	(316,000)	
Outdoor Square & Parking	7,040,300	(585,000)	
Bridge Link	4,234,100	(906,000)	
Library Building Enhancements	6,073,300	42,265,000	(1,475,000)
			38,983,000
Furniture, Fixtures & Equipment (FF&E)			
		1,000,000	-
			1,000,000
Other			
Demolition	150,000		
Public Art Contribution	256,600	406,600	-
			406,600
Other Previously Approved Capital Works			
Existing Library HVAC Unit Replacement	835,300		
Existing Library Roof Replacement	432,400		
22 Church St Exterior Door	89,200		
Electronic Messaging Signage	49,100		
22 Church St LED Light Retrofit	49,100		
22 Church St Repaint of Interior walls	35,200		
Existing Library Exterior Lighting LED Retrofit	30,900		
22 Church St Brick Repairs	30,200		
Library Replacement of Perimeter Window Sealant	25,600		
22 Church St Repair Wood Flooring	24,600		
Existing Library Fire Alarm Panel Replacement	20,600		
Existing Library Repair to Elevator Doors	10,000	1,632,200	-
			1,632,200
Contingencies			
Construction contingency	3,000,000		
Management reserve	900,000	3,900,000	-
			3,900,000
Unrecoverable HST (1.76 percent)			
		857,100	-
			857,100
Total Project Requirement	\$54,893,700	(\$3,282,000)	\$51,611,700
Previous Identified Total Funding Requirement	49,554,900	-	49,554,900
Additional Funding Requirements	(5,338,800)	3,282,000	(2,056,800)

The Corporation of The Town of Aurora

By-law Number XXXX-19

**Being a By-law to confirm actions by Council
resulting from a Special Meeting of Council
on December 17, 2019.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Special Meeting of Council held on December 17, 2019, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 17th day of December, 2019.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk