

CITY OF CORNWALL

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CORNWALL ARTS + CULTURE CENTRE FEASIBILITY STUDY
PHASE II - FIT TEST
159 PITT STREET, CORNWALL, ONTARIO

FINAL REPORT - 2018.05.04

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EXECUTIVE SUMMARY

Summary of Findings

+VG Architects was retained by the City of Cornwall to complete a high-level review of the property located at 159 Pitt Street in Cornwall, Ontario and review its potential to serve as the location for an Arts and Culture Centre. This review, referred to as a FIT TEST, concluded during that assessment, that the property can accommodate the program required for an Arts and Culture Centre, including a multi-use, flexible black box theatre space that could accommodate approximately 150-200 people in a small addition.

Further Assessments, Recommendations and Findings

Since the initial report that was completed in February 2018, further assessments of the building have been carried out by structural, and mechanical and electrical consultants engaged by +VG Architects. The results of these assessments have been reviewed and incorporated into this updated report, and the reports have been included as appendices for reference. Three scenarios have also been considered to evaluate various levels of intervention and demolition on the existing property.

Summary of Updated Findings

The updated summary of findings concludes that the site can accommodate both a smaller 150-200 person black box theatre if the existing third segment of the building is demolished, and possibly a larger black box theatre (200-250 people), if the majority of the two existing additions are demolished and the size of some of the support spaces are sacrificed such as the lounge, ticketing and A/V area.

Currently, this property is vacant and is for sale. A conditional offer has been made by the City of Cornwall. Three options were assessed for feasibility and program, and while all options can accommodate the program required for an Arts and Culture Centre, including a multi-use, flexible black box theatre space and back of house spaces, it has been concluded that Scenario A addresses the program needs while requiring minimal demolition and impact on the existing building structure and systems. The costs associated with Scenario A are significantly less than Scenario's B and C. While options B and C are relatively similar in cost (about \$140,000 difference) the structural requirements to brace the partial demolition of the second segment as part of option B render it as the highest in terms of risk factor related to modifications and is the least favourable option.

Scenario A

As an adaptive re-use project involving renovation and an addition, the design and construction of the facility in the Scenario A proposed utilizes some existing spaces within the existing building on the Main Level and Second Level, while a modest addition accommodates the new Black Box Theatre and some Back of House spaces. This option would meet the space requirements for the small Arts and Culture Centre in the downtown core while balancing the feasibility and costs associated with a major renovation project with minimal demolition to the existing building. These requirements include a flexible, multi-use Black Box Theatre space that could accommodate approximately 150 - 200 people, a "Back of House" area for Green Rooms (performance preparation) and storage, and a "Front of House" area that includes a reception space and lounge, box office, and gallery/rear entrance hall. The second story is programmed for green room studios or offices, and as such an elevator would be required to access this floor.

The approximate cost for this project for Scenario A would be around \$4.94 million dollars (not including any escalation costs should the project not occur in the near future). This does not include the purchase of the property, or any costs associated with abatement that may be required.

EXECUTIVE SUMMARY

Methodology

The team approached the assessment and feasibility study by first examining the existing building conditions and reviewing applicable regulations, surveys, bylaws and the OBC (at a high-level). Once these assessments were completed (first by +VG, then by the structural and mechanical and electrical consultants), a review of the required items to accommodate the proposed program were completed, along with a high-level costing assessment. Three scenarios have been considered to intervene on the existing building to accommodate the program for a small Arts and Culture Centre, including a black box theatre, gallery spaces, a small cafe, shop, support spaces and services. The three scenarios look at the removal of portions of the existing building and the replacement of these with new construction (in the form of an addition) to accommodate the black box theatre. The existing building is currently comprised of three segments; the original, two-story bank constructed circa 1912 (segment 1), a one and a half story addition (segment 2) and a one story addition beyond this segment (segment 3). The date of the additions is not confirmed, but it is been deduced that the second segment was not constructed after 1950, while the third segment addition is not confirmed.

The approach to the feasibility of the program and high level costs to include an Arts and Culture Centre, with a Black Box Theatre at 159 Pitt Street considers three Scenarios: A, B and C.

Scenario A

The first scenario considers the possibility of implementing the proposed Arts and Culture Centre in a way that would minimize the impact on the existing structural system, and reduce the need to remove or alter the majority of the existing structure. The proposed option suggests demolition of the third and smallest addition to the building, and locating the addition here to accommodate a black box theatre for approximately 150-200 people. A structural assessment of the existing building concludes that scenario A is the recommended option, as it requires the least amount of new construction and costs associated with new construction. Further, it requires the least amount of demolition, and the structural requirements to brace the existing building and address snow loads are minimal. With this option, the performance level of the building is not reduced by the demolition of the smaller existing addition, and so the concerns around triggering seismic investigations are also reduced.

Scenario B

The second scenario addresses the implementation of an addition that includes a larger black box theatre (that can accommodate closer to 200-250 people) and demolishes the third segment/addition of the existing building, along with the demolition of approximately 50 percent of the second segment/addition. The addition would comprise the larger black box theatre (in comparison to scenario B), while the existing building would house the majority of the services and support program related to the operation of the theatre. These service spaces are reduced in size due to the larger theatre.

In this option, due to the nature of the demolition required, the structural impact of the intervention is highly destructive and leads to higher costs and risks associated with modifications. Although slightly less expensive than scenario C, the structural consultant has indicated that it is the least desirable of the three scenarios from a structural perspective. It will required major reinforcing to the existing roof structure from the snow drifting cause by the addition, snow accumulation caused by the new RTU (roof top unit), reinforcing of the neighbours roof, and major upgrades to the lateral force resisting system. This is the least desirable option as it will require the most work on the existing structure to allow it to remain, while not making significant gains on flexibility for space and program.

EXECUTIVE SUMMARY

Scenario C

Scenario C offers an addition (new construction) that would comprise the majority of the site, demolishing the second and third segments of the existing building additions in full. This option retains the existing first segment of the building; the original, two story building constructed circa 1912. This is the portion that maintains the frontage on Pitt street and maintains the heritage character of the building. The addition would comprise a larger black box theatre (to accommodate approximately 200-250 people), as well as many of the services on the Main Level. The second level of the first segment would remain. This option allows for the most flexibility in terms of design of the addition given the size of the new construction. However, the increase in the size of the black box theatre limits the size of the support spaces related to the theatre, including the storage and front of house services. Further, the cost of new construction is significantly higher than the cost to renovate, and so this option may not be considered the “best” approach. From a structural perspective, Scenario C only requires reinforcing of the neighbours roof on the south side (about 1,000 sf) to accommodate snow loads from the new addition, and is thought to be the second-best option. While it is not known if there will be other issues encountered during demolition, a demolition of this size would require significant and careful attention. In terms of mechanical and electrical items, this option would definitely require replacement of the existing rooftop unit and exhaust fans to serve the existing building, given the demolition of the second segment (where the current unit is located).

Overall, the mechanical and electrical consultants have indicated that there is little variance between the options in terms of feasibility, given that the existing building systems would be required to be upgraded in all scenarios, and the new addition would require new systems. Scenario C increases in cost due to the requirement of a new rooftop unit and fans. From an energy efficiency standpoint, newer systems would be more efficient than existing. The size of the units required for the addition proposed would be confirmed through precise calculations to be completed during design. The demolition of existing mechanical and electrical systems would increase as the size of the addition increase, but may be offset by ease of installing new systems.

Ultimately, the recommendations evaluate the feasibility of each scenario, given the information provided at the time of the study and access to the existing building areas. The cost of some interventions outweigh the complications of others. The team's high-level assessment has evaluated the existing building and the proposed options and considered the balance of interventions, demolition and new construction to achieve a possible building that meets program needs, while considering architectural, structural and mechanical and electrical systems.

Further/Future Investigations

Hazardous Substances

At the time of the assessment, no abatement reports were available. It is recommended that given the age of the building and the renovation work that has been undertaken, the client engage a consultant directly to complete a Designated Substances Report, if it has not already been completed and addressed. This will need to be completed and made available if the building is to undergo any renovation/construction work. If the presence of any hazardous substances is confirmed, and abatement is required to be removed, the costs associated with abatement and removal of designated substances will need to be assessed. A value for the cost related to abatement and removal of any hazardous substances has not been included in this report, since the scope of possible abatement is not known at this point.

Operating Costs

If concerns about operating costs vs return on investment in the renovation project are high, a brief business case study could be completed to further assess the capital gains and operating costs for the implementation of the small downtown arts centre. In the previous feasibility study completed in 2016 by +VG Architects, Sierra Planning and Management assessed the market implications and revenue framework for operating the proposed building in that study, and completed demographic and market analysis. This study has been included as an appendix to this report for further reference.

INVESTIGATIVE DISCOURSE

The study is based on the review of information available at the time, and includes an assessment of the zoning, parking and other municipal by-laws as well as local conditions, Ontario Building Code, and costs for implementation. No drawings were available to confirm architectural, structural or mechanical and electrical systems. A program was developed to meet the needs of a centralized new Arts + Culture Centre (based on the outcomes of the Feasibility Study completed in 2016 by +VG Architects and Sierra Planning and Management), that could be accommodated on the existing site through adaptive re-use of the building as requested by the client. A proposed project that includes demolition and renovation to the interior of the existing building along with design and construction of a new addition for a theatre would provide space opportunities for an Arts and Culture Centre in downtown Cornwall, based on the high level assessment and feasibility review completed.

+VG Architects does not take responsibility for inaccuracy or discrepancies related to any recommendations provided in this report due to a lack of sufficient information and time available.

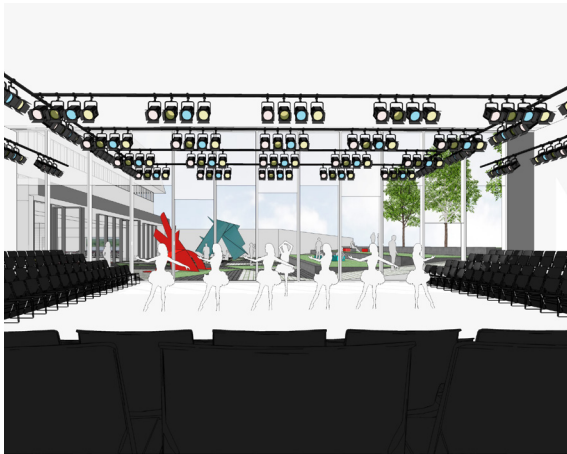


Front Elevation of 159 Pitt Street. Photo by +VG Architects, 2018.



Rear Elevation of 159 Pitt Street. Photo by +VG Architects, 2018.

1.1 PROJECT BACKGROUND



Rendering of proposed theatre (multi-use) from the Cornwall Arts + Culture Centre Feasibility Study. +VG Architects, 2016.



Rendering of proposed exterior entrance to Culture Centre from the Cornwall Arts + Culture Centre Feasibility Study. +VG Architects, 2016.

This study is a follow up report to the original Cornwall Arts and Culture Feasibility Study completed by +VG Architects (in association with Sierra Planning and Management) in 2016. The timeline for considering the Arts and Culture Centre in the City of Cornwall dates to 2010 with the development of a Culture Plan for Cornwall and United Counties of Stormont, Dundas and Glengarry by Sierra Planning and Management. This Culturescape Report was used by the new Cultural Advisory Committee to engage +VG and Sierra Planning and Management in a Feasibility Study for an Arts and Culture Centre. At the time, the team was tasked by the City of Cornwall to review potential sites and assess the possibility of an appropriate location for a new Arts and Culture Center in the City of Cornwall. This study included provisions for program uses and suggested funding models. The process for site selection, program options and funding models included community engagement through public presentations and surveys.

The information gathered through the assessment and community engagement was then distilled in conjunction with review of local planning initiatives, such as the Community Improvement Plan and Waterfront Plans and analyzed by the team through design options, zoning requirements and code requirements. At the time, it was determined that adjacency Public Facilities/Amenities and being near the Waterfront were the top two factors influencing the site location based on the public consultations and surveys. Based on the viable site options available at the time of the study, the outcomes of the consultations, the user demographics and the long-term program needs, it was concluded that the Civic Centre would be an appropriate location for a new Arts and Culture Centre at a cost of about \$11-\$13 million dollars.

At the time, the Downtown core proved to be an excellent area suitable for an arts centre because of its adjacency to various restaurants, public and private parking, transportation and other amenities, and its proximity to the waterfront. It was also the focus of the Community Improvement Plan as a Priority Area to be maintained. Specifically, Pitt Street south of Fourth Street is the central axis to the waterfront and the axis connecting the commercial districts along Second Street East and West. The report indicates the importance of developing the Pitt Street Business District (Central Business District) part of the "Campus of the City" and major component of downtown economic development.

The outcome of the consultations also indicated that there was a strong public desire to locate a cultural centre in or near this district. However, there were no properties that were viable within that district during the initial study. Although slightly outside of the downtown CBD, the Civic Centre proved to be an ideal site for a very large Arts Centre facility that addresses most of the arts community needs and the long-term growth. Significant capital investment may require higher levels of funding to support its implementation. The location and proposed options were presented to Council and well received.

1.2 PURPOSE OF THE *FIT TEST* STUDY

Since the successful reception of the first study, the arts community has reached out to the City in hopes of gaining traction to materialize the arts centre in the near future. Recent real estate developments in the Central Business District indicate that a property has become available on the Pitt Street corridor that meets many of the space needs required to locate a smaller arts centre in the downtown core.

In light of fast-tracking the feasibility of building an Arts Centre to address immediate needs of the arts community for multi-use space, the city is considering an alternative to the larger arts centre in the form of modification to the Pitt street site to accommodate the program of a compact Arts and Culture Centre.

The purpose of this Feasibility Study *FIT TEST* is to determine the potential of the property known as 159 Pitt Street to accommodate a future Arts and Culture Centre for the City of Cornwall. Consultant reviews of existing systems have also been conducted to assess structural, and mechanical and electrical viability.

Objectives

- a. Review existing property and site
- b. Review by-laws, zoning, official plan and any other available documentation
- c. Assess the urban context of the location within the City
- d. Review potential program needs based on the previous Feasibility Report (2016) against the size of the property
- e. Determine the appropriate program spaces that can be accommodated on the site based on an adaptive re-use approach that considers demolition, renovation and new construction (addition)
- f. Develop a program *FIT TEST* diagram that illustrates if the potential program can be accommodated within the existing building and on the site
- g. Assess the existing structural, mechanical and electrical conditions of the building and determine upgrades based on program requirements
- h. High-Level Costing Estimate
- i. Summary and recommendation of the *FIT TEST* for review by Council

1.3 COMPANY PROFILE: + VG ARCHITECTS

+VG Architects (The Ventin Group) is an award winning full service architectural firm known for innovative approaches to the design of Heritage, Cultural, Educational, Municipal, Justice, Residential and Recreational Buildings including heritage restorations, additions, and new buildings.

Since it was established in 1972, The Ventin Group has delivered dozens of Arts and Cultural Centre projects and theatres, including:

- McMaster University Robinson Theatre Renovations
- Milton Centre for the Arts, Milton
- Algonquin Theatre, Huntsville
- Ruth Seaton James Performing Arts Centre, Hamilton, Bermuda
- Queen's University, School of Business, Kingston
- Western University, multiple major projects, London

Our firm offers specialized professional services in the design, construction and renovation of theatres and cultural centres, including art galleries, museums and libraries. +VG also has extensive experience in feasibility studies for site planning, design, project management, technical assessment, cost estimating, control and contract administration, and alternative finance. +VG has been dedicated to improving communities through master planning and design for over forty-five years.

+VG is comprised of three offices with approximately 50 highly-skilled staff members who share a dedication to excellence in design, research, technology, and construction review.

A New Office

+VG recently expanded its offices to Ottawa in early 2017, serving the Ottawa and the Eastern Ontario Region.



Milton Centre for the Arts, Milton, ON



McMaster University Robinson Theatre Renovations, Hamilton, ON

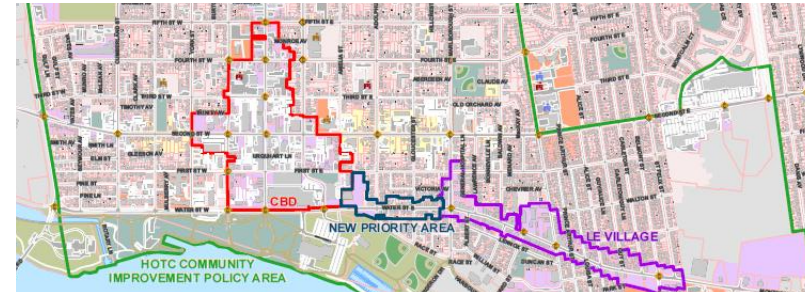
2.1 PITT STREET BUSINESS DISTRICT (CBD)

The Community Improvement Plan (C.I.P., 2014) provides an outline for renewal and investment in key districts throughout the City of Cornwall. The Pitt Street Business District (CBD) is highlighted in this plan as a Priority Area. The property located at 159 Pitt Street is situated in the heart of the CBD, along the Pitt Street axis, connecting the downtown to the waterfront. It also has access to the service laneway in the rear, maintains zero setbacks from the street and is part of the heritage fabric of the downtown core.

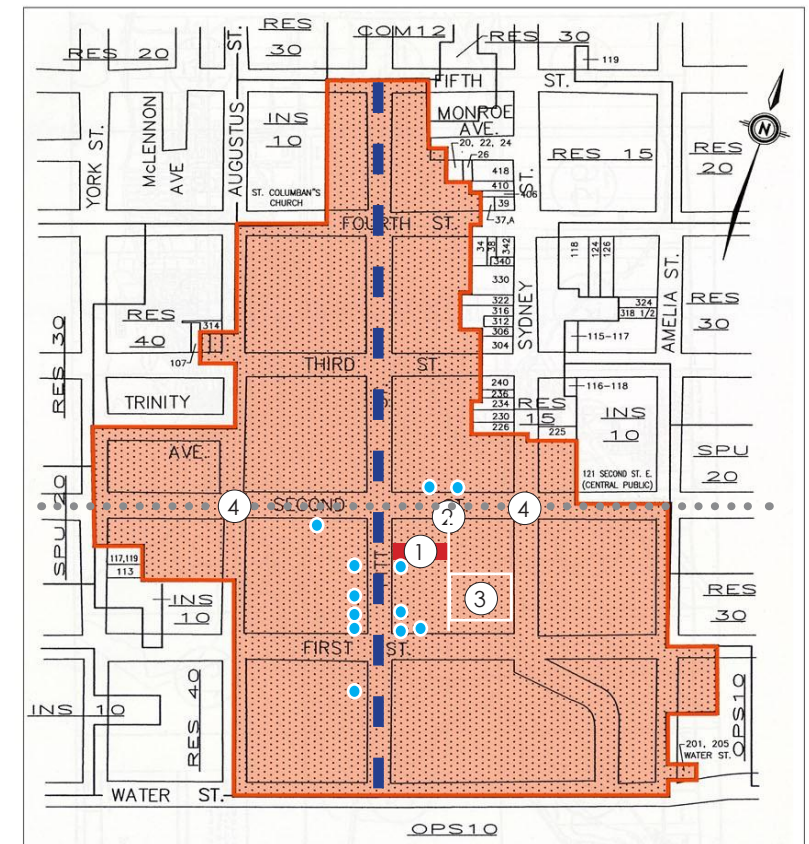
This property serves a perfect location for a centralized arts centre and an opportunity to inject further culture, economic activity and development into the Central Business District, falling in line with many of the key principals of the C.I.P.

The Central Business District offers a variety of amenities and key points of interest. The area is littered with local restaurants, shops and studios. There is municipal parking lots adjacent to the site both southeast and southwest, along with access to public transportation running on Second Street.

Proximity to the waterfront and the location within the core of the City make the site an ideal location for an Arts and Culture Centre for local residents and tourists looking to soak up some culture in the City of Cornwall.



Mapping of the key districts, including CBD. From the C.I.P., 2014



- 1 159 Pitt Street - Potential Site
- 2 Rear Laneway - Access to Rear Accessible Entrance
- 3 Municipal Parking Lot - Within 150 meters of the property
- 4 Public Transportation Routes ●●●
- Restaurants ●
- waterfront axis ■■■

2.2 Zoning - Municipal Zoning and By-Laws

Central Business District

As part of the investigation of the FIT TEST for the program/renovation strategies proposed in this study, the city's municipal zoning by-law was reviewed along with survey of the site to get an accurate understanding of the requirements for change of use, setbacks and parking.

The 159 Pitt Street site is located in the Business District as defined under the zoning provisions for the City of Cornwall Official Plan designation. The CBD Zone permits the use of properties for the Place of Assembly or Recreation under section 03-10-2. This is also known as an Assembly Occupancy under the Ontario Building Code. In the event that the project moves ahead, Site Plan Control Approvals and Application will be required.

Standards

The potential program strategies that have been presented in this report respect the provisions of the CBD Zone based on the physical parameters outlined in the zoning by-law. Site setbacks and height restrictions have been observed as part of this study to accommodate the proposed program within those parameters. Beyond the site's prescriptive zoning parameters this study also considers the downtown neighbourhood and the consistency of scale and height of adjacent buildings in the proposed program size for the FIT TEST.

Parking

There Section 01-3-2 of the Parking By-Law indicates that a place of assembly is exempt from limitations requiring on-site parking if provisions for a parking lot are located within 150 meters of the property. The municipal lot located adjacent to first street and accessible to the property via the rear laneway is located within this distance of 150 meters, and can serve the parking requirements of the program and theatre occupancy. A further municipal parking lot is located opposite of Pitt Street on the west side, also accessible from First Street.

While barrier free parking spots are not required on site, provisions for these would be something worth considering at the rear of the site should this new entrance be provided as barrier free.

3.1 PROPERTY INFORMATION SUMMARY

Legal Description and History

The property at 159 Pitt Street, Cornwall, Ontario, is known legally as PT LOT 15 S/S 2ND. The property once was the location of the original St. John's Presbyterian Church, housed in a log cabin and used in the war of 1812. The property served as the site of the church from 1826-1889 when the congregation moved the church over to Second Street East and off of commercialized Pitt Street, and erected the current limestone building. In 1912 the current masonry building was erected as the Bank of Montreal and will serve as such until the property is vacated when the bank relocates. The property is currently for sale for \$549,000.00.

Heritage Value

The property is currently listed on the Cornwall Cultural Heritage Properties Register. The building is considered to be of value for its front facade, which represents the simple vernacular of the Beaux-Arts Classicism. The location and stature of the proposed program addition that is required respects the existing facade of the 159 Pitt street, as well as the existing streetscape.

Accessibility + Ontario Building Code

Ontario Building Code (OBC) and Accessibility for Ontarians with Disabilities Act (AODA) list requirements for barrier free accessibility in public buildings. The items within the existing building that do not currently meet the requirements of the OBC and AODA for accessibility include entrances and access to the second story.

Entrances: provisions are required to provide at least one barrier-free entrance to the building. Therefore, if barrier access to the theatre is not provided at the existing entrance from Pitt Street (which may include the implementation of a ramp), a rear entrance providing barrier free access to the theatre is required.

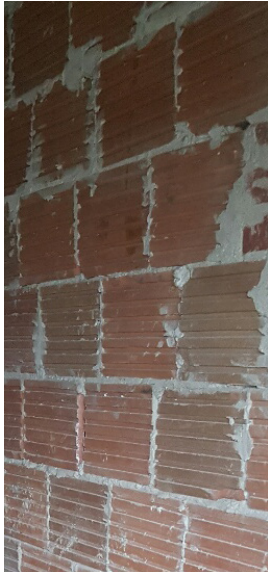
Second Story Access: no barrier free access to the second story of the existing Bank Building. Only one third of the currently building is two stories in height (located towards the current main entrance). Should the building become the property of the city and the space required to be accessed by the public, an elevator would required within the project to access this second floor.

A thorough OBC review will need to be completed for accessibility and all life safety requirements during early design stages should the project move ahead. Compliance Alternatives and upgrades to the existing building can be evaluated and implemented as part of the design.



Front Facade of BMO Building, 159 Pitt Street

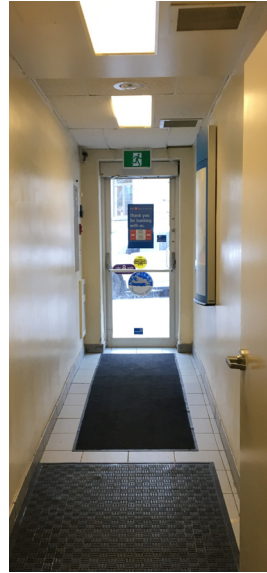
3.2 EXISTING SITE AND BUILDING IMAGES



Interior clay tile brick located in the third segment/addition of the existing bldg (roof tower).



Interior ceiling and lighting conditions.



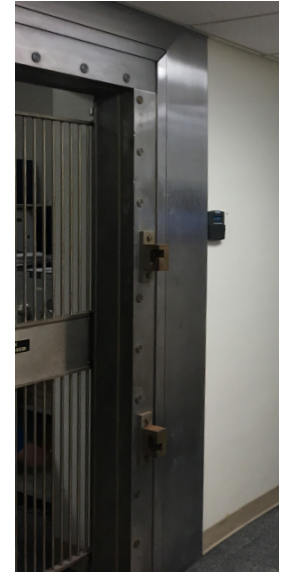
Current rear entrance to bank from northeast parking lot.



Interior column within central area of bank building, clad with drywall or plaster and painted.



Existing stairwell located at the northwest corner of the building to access the second level (front section of the building only).

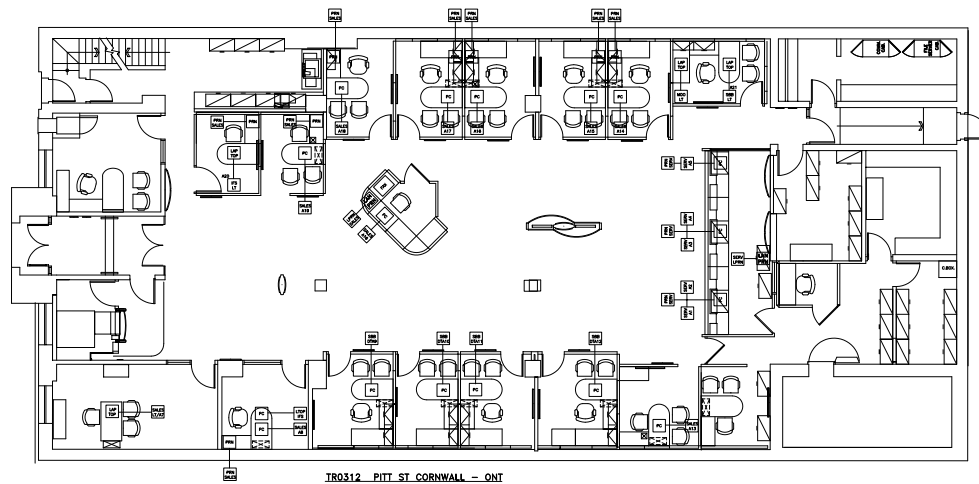


View of existing vault at the rear of the building. Noted in the drawings in section 4, to be demolished if desired.


3.3 EXISTING SITE CONDITIONS - 159 PITT STREET, CORNWALL, ONTARIO



NTS  Existing Site Plan (left)
Existing Plan (below)



TR0312_PITT ST CORNWALL - ONT

NTS  There are currently three exits serving the building, one located in the centre of the front facade to Pitt Street (west/southwest), one from the stairwell at the west/southwest corner of the building, and one at the east/northeast corner of the building to access the rear parking lot and laneway.

Description

The property at 159 Pitt Street, Cornwall, Ontario, is known legally as PT LOT 15 S/S 2ND. Until recently, it was occupied by the Bank of Montreal, but recently the property was vacated during the updating of this report.

Architecture

The existing building is comprised of masonry, steel and wood construction, featuring a two story stone masonry front facade of limestone with a granite base. The front facade is double height with limited setback from the street. The building is divided into three segments; The original, two-story bank constructed circa 1912 (segment 1) faces onto Pitt Street (west/southwest). The two levels are occupied with offices on both levels, accessed by a stairwell on the west/southwest corner of the building. A separated door provides access to the street directly from the stairwell

A one and a half story addition (segment 2) is expressed on the interior as a single story space with a high ceiling, while the one story addition beyond this segment (segment 3) maintains services, data rooms and a large vault constructed of steel (and likely reinforced concrete or masonry). The date of the additions is not confirmed at this time, but it is been deduced that the second segment was likely constructed prior to 1950 due to the use of clay tiles which declined significantly after 1950, while the third segment is not confirmed. The rear facades of the three segments are comprised of red brick/masonry.

Structure

Based on the review of the existing structure by the structural consultant, the following summary compiles the structure of the three segments:

Segment 1

Approximately 32 feet in length, the foundation appears to be of poured concrete, likely unreinforced. Ground floor framing includes 2"x10" actual dimensioned lumber spaces 12" on centre, supported by multi-wyth brick walls (dimension not known). The brick foundation/pier walls span the length of the existing two story building below the structural columns. The second floor is comprised of wood floor joists spanning between steel beams and supported by steel columns and masonry walls using beam pockets. The roof framing appears to be comprised of wood chords.

Segment 2

At about 51 feet in length, the second segment is comprised of a one and a half story addition with no basement (crawl space). The foundation appears to be poured concrete. The floor above this crawl space is a structural slab, while the remaining portion consists of a slab on grade. The structure is comprised of steel columns and a combination of steel beams and wood joists inserted between the steel beams.

Segment 3

The third segment is a single story addition about 22 feet in length with no basement. The roof framing consists of ribbed precast concrete slab supported on load bearing exterior masonry walls.

For detailed description of the existing structural system (as determined through the site visit and information provided) refer to Appendix A1.

Mechanical and Electrical Systems

The mechanical and electrical systems installed appear to have installed within the last 10 - 20 years, and inspection reports do not indicate any major concerns. Review of the conditions by the mechanical consultant include: building envelope components, structural and architectural components, landscaping, means of egress and accessibility, IT/security systems, elevators and roofing. Review of these systems have been summarized in the attached appendix A2, and have been summarized below:

- Backflow protection is missing and fixtures are not to code in the Main Floor washrooms
- Existing water tank is not equipped to handle the increase in occupancy and change of use
- Copper water piping is uninsulated
- Fixtures located in the washrooms and kitchenette of the second floor appear to be in good condition but unclear if meet current OBC standards
- Existing rooftop unit is nearing the end of its life-cycle, does not meet efficiency requirements and would not support the additional use for a theatre
- Electric baseboard heaters are outdated, inefficient, and expensive
- Existing fire alarm system is outdated, currently there is no sprinkler system within the building
- Existing lighting is not energy efficient
- Main electrical switchgear

Other Items

There is no confirmation of the presence of Hazardous/Designated Substances within the building, but it is assumed that given the age and history of renovations that there are Hazardous/Designated Substances within the building. A Designated Substances Report can confirm this.

4.1 PROPOSED FUNCTIONAL PROGRAM - ARTS + CULTURE CENTRE / BLACK BOX THEATRE

Total Program Estimate - Approximately 9,000 - 10,000 sq ft (900m2) +/-

Black Box Theatre - 2000 - 2500 sq ft (150 - 200 person occupancy) - Small/Standard

VS.

- 2700 - 3000 sq ft (200 - 250 person occupancy) - Large

Art Gallery / Rear Entrance Corridor - 500 - 600 +/- sq ft

Box Office + Entrance to Theatre - 200 - 300 +/- sq ft

Washrooms - 750 - 1000 sq ft (depending on occupancy counts)

A/V / Storage /Services - Back of House - 500-600 +/- sq ft

Lounge - Pre-Function - 500 +/- sf ft

- Staff Lounge/Kitchenette - 150 - 200 +/- sq ft

Administration - 400 +/- sq ft

Green Room / Small Studios - 300 - 400 +/- sq ft

Circulation and service spaces - factor of sq ft (25% +/-)



Black Box Theatre, York University, Toronto, ON



Aspen Art Museum (Art Centre), Aspen, COL



Tate Modern Art Gallery + Museum, London, UK

4.2 PROPOSED OPTIONS

Concept + Approach

The approach to the FIT TEST for the potential Arts and Culture Centre at 159 Pitt Street evolved during the course of this study. In the initial report, one proposed intervention was considered to evaluate the potential for the existing site to accommodate the program needs based on a limited assessment.

Once it was determined that the site could potentially capture the basic program needs, a more thorough assessment was completed, including the evaluation of the major OBC requirements, existing building structure and mechanical and electrical systems. A review of the potential to include a larger black box theatre to accommodate a larger occupancy was also reviewed.

To address the increased scope of work, the team evaluated the potential of 159 Pitt street for an Arts and Culture Centre by proposing three scenarios. These scenarios are presented on the following pages and vary in approach based on the size of the existing building to be demolished, and the size of the new addition to be constructed. These scenarios are defined as Scenarios A, B and C.

A high level review of the OBC determined that, given the major occupancies of the building, there will be requirements to upgrade the building to include a sprinkler system, and a fire separation will be required between the existing building and the proposed addition, regardless of the size.

The location of some of the back of house and support spaces differs depending on the scenario, but overall, the total size of the proposed project remains consistent. Further the concept and approach to the project with regards to program and the FIT TEST did not change from the previous report.

Concept + Approach Diagram

Renovation of the Existing Building paired with an addition would allow for the insertion of required front and back of house program into the existing building footprint, while the addition would juxtapose the existing building to accommodate the black box theatre and gallery.



SLEEVED, LINED,
INSERTED

JUXTAPOSED

4.2.1 PROPOSED OPTIONS - SCENARIO A - SITE PLAN



SCENARIO A - Site Plan Existing Masonry Building

(Renovation)
1 Storey - 4,400 sq ft
2 Storey - 1,738 sq ft

Addition

(New Construction)
1 - 2 Stories - 2,975 sq ft (Double Height)

Total - 9,113 sq ft approx

The purpose of this scenario is to propose the demolition of only the third segment/addition of the existing building, and propose the construction of an adjacent addition of approximately 2,975 sf. This option is proposed to assess accommodating a black box theatre (150-200 people) within the addition with the least amount of impact on the site, including demolition and structure. The structural implications of this type of demolition include reinforcing the existing roof structure of the adjacent neighbouring building and existing adjacent second segment/addition that will remain. However, seismic upgrades are not required with this option.

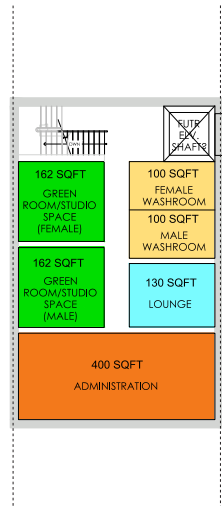
The feasibility of this option is further assessed in the proposed plan and program and costing sections of this report.

Proposed Site Plan - Scenario A

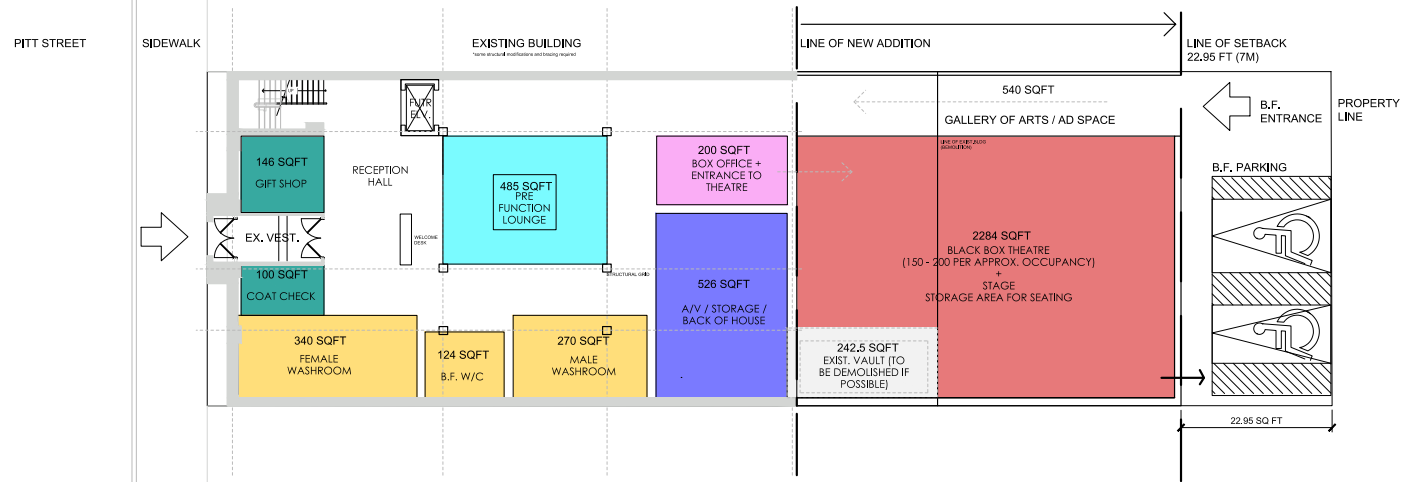
4.2.1 PROPOSED OPTIONS - SCENARIO A - PLAN

Proposed Program

- BLACK BOX THEATRE
- WASHROOMS
- BOX OFFICE + ENTRANCE TO THEATRE
- A/V + STORAGE (BACK OF HOUSE)
- LOUNGE AREA
MAIN LEVEL - PRE-FUNCTION + BAR
SECOND LEVEL - STAFF LOUNGE
- ADMINISTRATION
- GIFT SHOP + COAT CHECK
- GREEN ROOM / SMALL STUDIOS
- EXISTING



Proposed Plan A, Second Level



Proposed Plan A, Main (First) Level

4.2.2 PROPOSED OPTIONS - SCENARIO B - SITE PLAN



4.2.2 Scenario B

Existing Masonry Building

(Renovation)

1 Storey - 3,000 sq ft approx.

2 Storey - 1,738 sq ft approx.

Addition

(New Construction)

2 Stories - 4,375 sq ft (Double Height)

Total - 9,113 sq ft approx

The purpose of this scenario is to propose the demolition of approximately 1400 sf of the second segment/addition, and the entire third segment of the existing building, and propose the construction of an adjacent addition of approximately 4,375 sf. This option is proposed to assess accommodating a larger black box theatre (200-250 people) without requiring the retention of the existing structural columns in segment two of the existing building, which if retained, would not allow for an open span theatre with uninterrupted structure. The structural implications of this type of partial demolition are significant due to the impact on existing lateral stability, and triggering seismic issues.

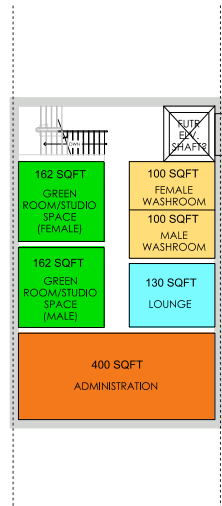
The feasibility of this option is further assessed in the proposed plan and program and costing sections of this report.

Proposed Site Plan - Scenario B

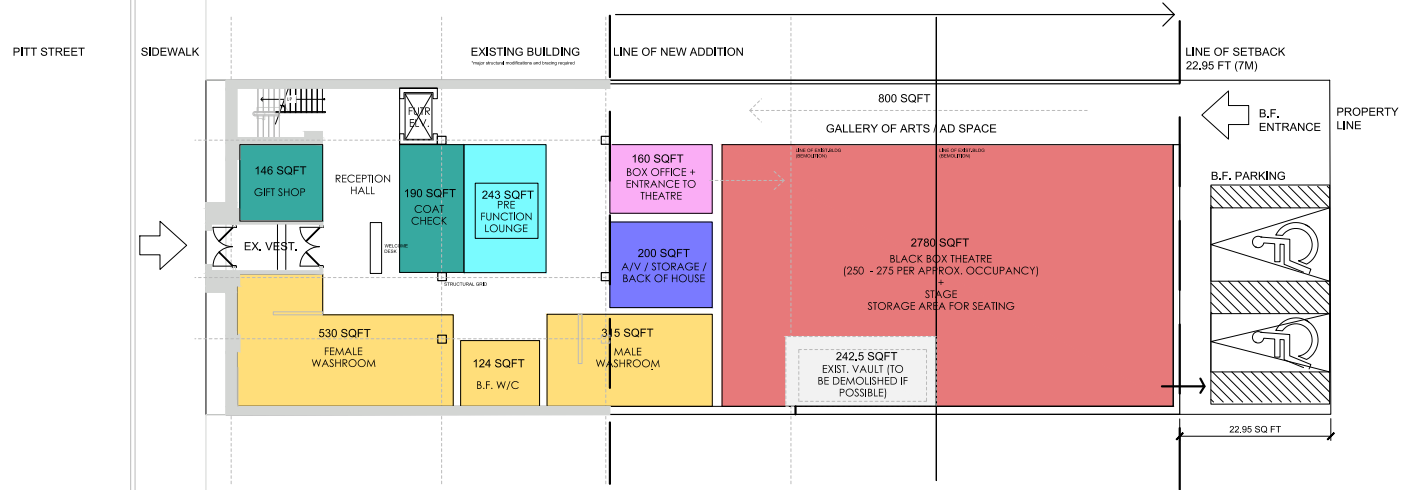
4.2.2 PROPOSED OPTIONS - SCENARIO B - PLAN

Proposed Program

- BLACK BOX THEATRE
- WASHROOMS
- BOX OFFICE + ENTRANCE TO THEATRE
- A/V + STORAGE (BACK OF HOUSE)
- LOUNGE AREA
MAIN LEVEL - PRE-FUNCTION + BAR
SECOND LEVEL - STAFF LOUNGE
- ADMINISTRATION
- GIFT SHOP + COAT CHECK
- GREEN ROOM / SMALL STUDIOS
- EXISTING

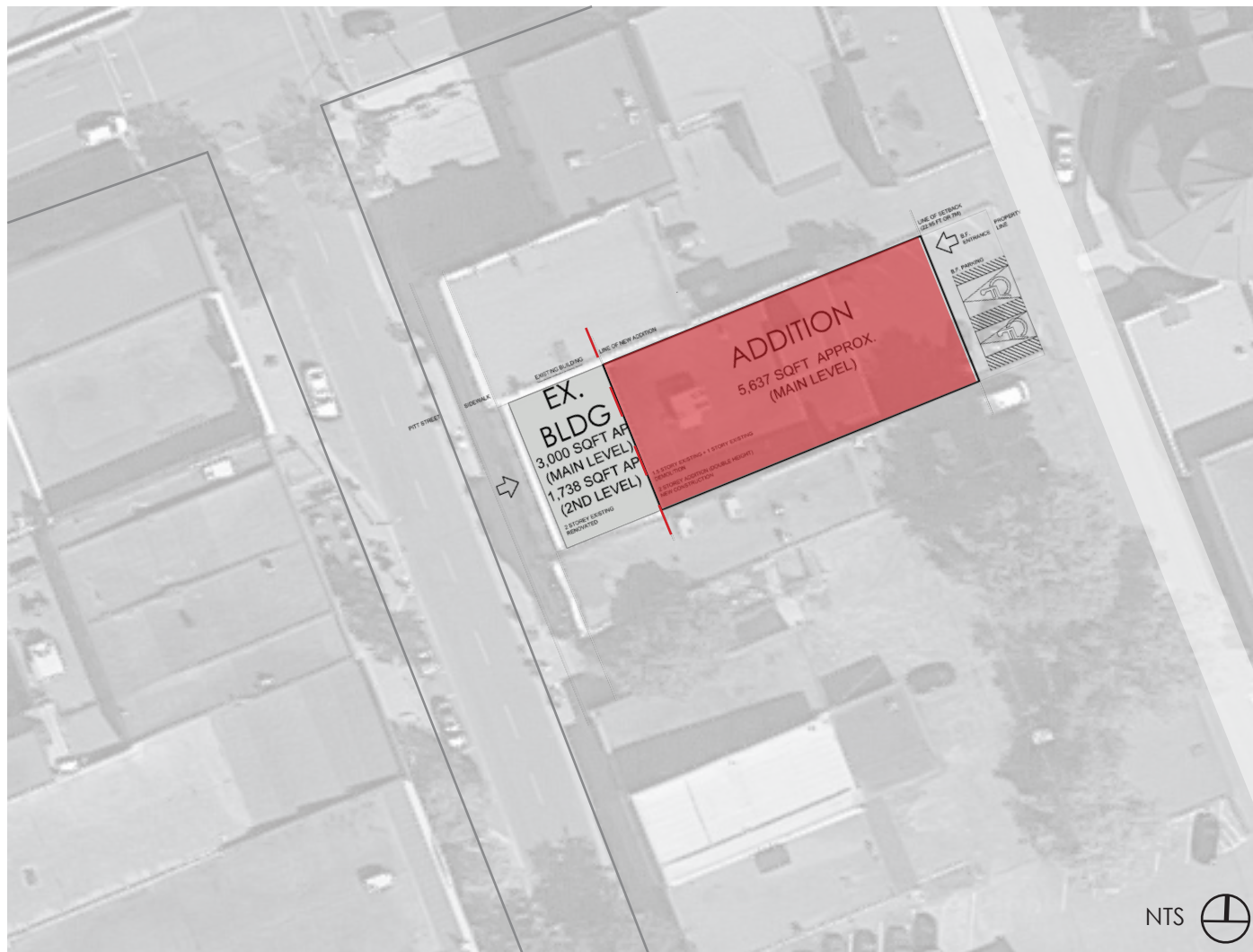


Proposed Plan, B Second Level



Proposed Plan B, Main (First) Level

4.2.3 PROPOSED OPTIONS - SCENARIO C - SITE PLAN



4.2.3 Scenario C

Existing Masonry Building

(Renovation)

1 Storey - 1,738 sq ft approx.

2 Storey - 1,738 sq ft approx.

Addition

(New Construction)

2 Stories - 5,637 sq ft (Double Height)

Total - 9,113 sq ft approx

The purpose of this scenario is to consider the demolition of the entire second the third segment/additions of the existing building, and retain only the existing/original bank building. Further, this option proposes the construction of an adjacent addition of approximately 5,637 sf. This option accommodates a larger black box theatre with complete flexibility for program space utilizing the majority of the main level footprint. This option considers a larger addition in lieu of partial demolition proposed in Scenario B, which has less structural implications. The occupancy of the theatre would be similar to that of Scenario B (200-250 people).

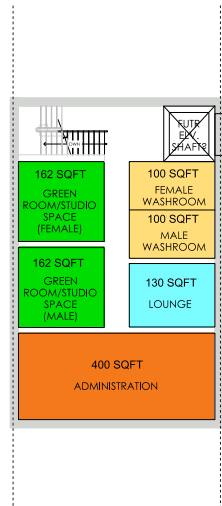
The feasibility of this option is further assessed in the proposed plan and program and costing sections of this report.

Proposed Site Plan - Scenario C

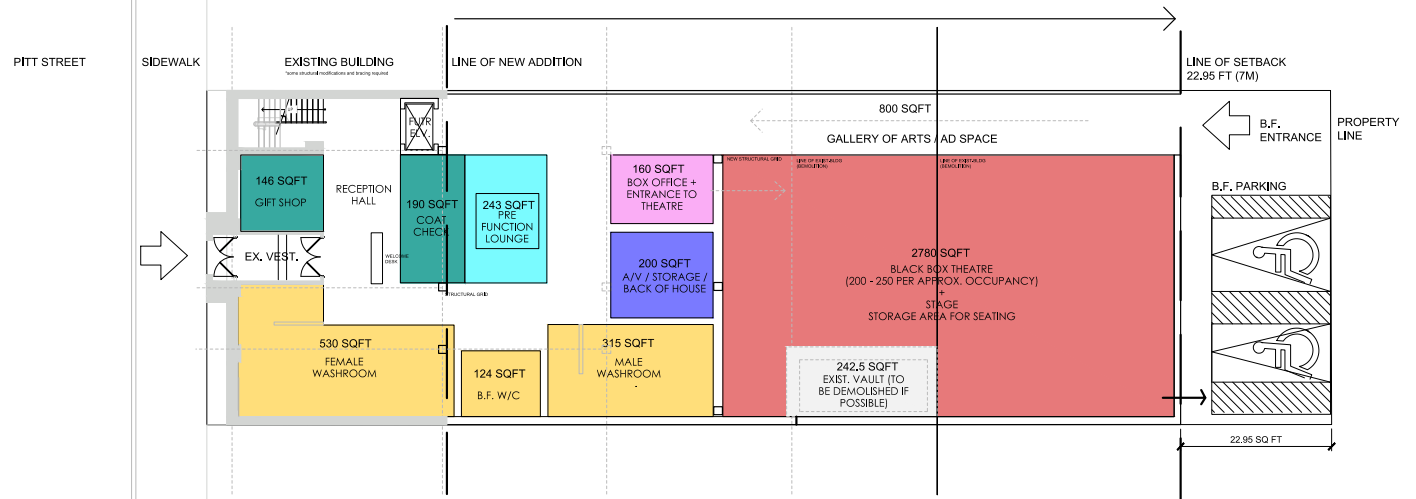
4.2.3 PROPOSED OPTIONS - SCENARIO C - PLAN

Proposed Program

- BLACK BOX THEATRE
- WASHROOMS
- BOX OFFICE + ENTRANCE TO THEATRE
- A/V + STORAGE (BACK OF HOUSE)
- LOUNGE AREA
MAIN LEVEL - PRE-FUNCTION + BAR
SECOND LEVEL - STAFF LOUNGE
- ADMINISTRATION
- GIFT SHOP + COAT CHECK
- GREEN ROOM / SMALL STUDIOS
- EXISTING



Proposed Plan C, Second Level



Proposed Plan C, Main (First) Level

4.3 PROPOSED PROGRAM FIT TEST - RENOVATION + ADDITION SCENARIOS

Proposed Program - Existing Building + Addition

NOTE - All areas are approximate

The proposed program has been implemented onto the existing site plan using three different options: Scenario A, B and C. Each intervention option utilizes the existing building and provides for a new addition to accommodate the open, double-height space required for the Black Box Theatre.

The analysis of the site and program FIT TEST has determined that the site can accommodate the renovation of the existing building and construction of an addition to provide the following functional program:

SCENARIO A

EXISTING BUILDING - RENOVATION

Box Office + Entrance to Theatre - 200 sq ft
 Washrooms - (m) 270 sq ft + (f) 340 sq ft + (bf) 124 sq ft
 A/V / Storage / Services - Back of House - 540 sq ft
 Lounge - Pre Function - 485 sq ft
 - Staff Lounge/Kitchenette - 130 sq ft
 Administration - 400 sq ft
 Green Room / Small Studios - 162 sq ft x 2 = 324 sq ft
 Circulation and service spaces - factor of sq ft (25% +/-)

+

ADDITION - NEW CONSTRUCTION

Black Box Theatre - 2284 sq ft
 Art Gallery / Rear Entrance Corridor - 540 sq ft

BUILDING TOTALS

Existing Building Renovation 4,400 sq ft + 1,738 sq ft
 Addition - New Construction 2,975 sq ft

Total 9,113 sq ft

SCENARIO B

EXISTING BUILDING - RENOVATION

Washrooms - (m) 315 sq ft (new) + (f) 530 sq ft + (bf) 124 sq ft
 Lounge - Pre Function - 243 sq ft
 - Staff Lounge/Kitchenette - 130 sq ft
 Administration - 400 sq ft
 Green Room / Small Studios - 162 sq ft x 2 = 324 sq ft
 Circulation and service spaces - factor of sq ft (25% +/-)

+

ADDITION - NEW CONSTRUCTION

Box Office + Entrance to Theatre - 160 sq ft
 A/V / Storage / Services - Back of House - 200 sq ft
 Black Box Theatre - 2780 sq ft
 Art Gallery / Rear Entrance Corridor - 800 sq ft

BUILDING TOTALS

Existing Building Renovation 3,000 sq ft + 1,738 sq ft
 Addition - New Construction 4,375 sq ft

Total 9,113 sq ft

SCENARIO C

EXISTING BUILDING - RENOVATION

Washrooms - (f) 530 sq ft
 Lounge - Staff Lounge/Kitchenette - 130 sq ft
 Administration - 400 sq ft
 Green Room / Small Studios - 162 sq ft x 2 = 324 sq ft
 Circulation and service spaces - factor of sq ft (25% +/-)

+

ADDITION - NEW CONSTRUCTION

Lounge - Pre Function - 243 sq ft
 Washrooms - (m) 315 sq ft + (bf) 124 sq ft
 Box Office + Entrance to Theatre - 160 sq ft
 A/V / Storage / Services - Back of House - 200 sq ft
 Black Box Theatre - 2780 sq ft
 Art Gallery / Rear Entrance Corridor - 800 sq ft

BUILDING TOTALS

Existing Building Renovation 1,738 sq ft + 1,738 sq ft
 Addition - New Construction 5,637 sq ft

Total 9,113 sq ft

5.1 RENOVATION + ADDITION • HIGH-LEVEL COSTING - SCENARIO A

The FIT TEST results indicate that a proposed addition in combination with renovation of the existing facility will prove to accommodate the required program for a small arts + culture centre. Three scenarios explore the various options for intervention and levels of required demolition.

The addition in all three scenarios proposed extends to the limits of the setbacks as identified in the CBD zoning requirements, and allows for up two barrier free spots at this entrance, should this be desired. A loading dock may also be needed here. Demolition and new construction have been identified as part of the FIT TEST, while a structural assessment has determined the feasibility any costs associated with bracing the existing building and tying the new addition into the existing building for each scenario. Mechanical and Electrical reviews have indicated costs associated with upgrades to systems for the existing building and new systems required for the addition.

The following costing has been provided to give a high-level idea of the costs associated with Scenario A: renovation and small addition. The cost per square foot values have been provided based on our experience completing projects of similar size and scope, and on industry costing standards. Further, it is also based on the level of information available for access at the time of this condensed study. *This costing does not account for any costs associated with the purchase of the property.*

BUILDING TOTALS		COSTING	
Existing Building Renovation	4,400 sq ft + 1,738 sq ft	x \$250.00 / sq ft	= \$ 1,534,500.00
Addition New Construction	2,975 sq ft	x \$425.00 / sq ft	= \$ 1,264,375.00
Total	9,113 sq ft		= \$ 2,798,875.00
Structural Upgrades	Includes snow loads and bracing		= \$ 144,112.24
Mechanical and Electrical	Upgrades + New		= \$ 591,250.00
Elevator Construction			= \$ 200,000.00
Demolition - Ex. Bldg + Vault	3 segment + (250 sq ft) approx.		= \$ 50,000.00
Demolition - Existing Interiors			= \$ 10,000.00
Restoration of Front Facade	Includes Windows + Stone		= \$ 100,000.00
Sub Total			= \$ 3,894,237.24
Contingency	(10%) est.		= \$ 389,423.72
Sub Total			= \$ 4,283,660.96
Fees	(10%) approx.		= \$ 428,366.10
Sub Total			= \$ 4,712,027.06
Construction Fees/Mark Ups	(5%) approx.		= \$ 235,601.35
Total	(value approx.)		= \$ 4,947,628.41

Avg. Cost / Square Foot = \$307.13

+ HST (Escalation cont. (2.5%) not included)

5.1 RENOVATION + ADDITION • HIGH-LEVEL COSTING - SCENARIO B

The FIT TEST results indicate that a proposed addition in combination with renovation of the existing facility will prove to accommodate the required program for a small arts + culture centre. Three scenarios explore the various options for intervention and levels of required demolition.

The addition in all three scenarios proposed extends to the limits of the setbacks as identified in the CBD zoning requirements, and allows for up two barrier free spots at this entrance, should this be desired. A loading dock may also be needed here. Demolition and new construction have been identified as part of the FIT TEST, while a structural assessment has determined the feasibility any costs associated with bracing the existing building and tying the new addition into the existing building for each scenario. Mechanical and Electrical reviews have indicated costs associated with upgrades to systems for the existing building and new systems required for the addition.

The following costing has been provided to give a high-level idea of the costs associated with Scenario B: renovation and addition. The cost per square foot values have been provided based on our experience completing projects of similar size and scope, and on industry costing standards. Further, it is also based on the level of information available for access at the time of this condensed study.

This costing does not account for any costs associated with the purchase of the property.

BUILDING TOTALS		COSTING	
Existing Building Renovation	3,000 sq ft + 1,738 sq ft	x \$250.00 / sq ft	= \$ 1,184,500.00
Addition New Construction	4,375 sq ft	x \$425.00 / sq ft	= \$ 1,859,375.00
Total	9,113 sq ft		= \$ 3,043,875.00
Structural Upgrades	Includes snow loads and bracing		= \$ 240,917.97
Mechanical and Electrical	Upgrades + New		= \$ 591,250.00
Elevator Construction			= \$ 200,000.00
Demolition - Ex. Bldgs + Vault	2nd + 3rd segment + (250 sq ft) approx.		= \$ 123,000.00
Demolition - Interior Finishes			= \$ 7,500.00
Restoration of Front Facade	Includes Windows + Stone		= \$ 100,000.00
Sub Total			= \$ 4,306,542.97
Contingency	(10%) est.		= \$ 430,654.30
Sub Total			= \$ 4,737,197.27
Fees	(10%) approx.		= \$ 473,719.73
Sub Total			= \$ 5,210,916.99
Construction Fees/Mark Ups	(5%) approx.		= \$ 260,545.84
Total	(value approx.)		= \$ 5,471,462.84

Avg. Cost / Square Foot = \$334.00

+ HST (Escalation cont. (2.5%) not included)

5.1 RENOVATION + ADDITION • HIGH-LEVEL COSTING - SCENARIO C

The FIT TEST results indicate that a proposed addition in combination with renovation of the existing facility will prove to accommodate the required program for a small arts + culture centre. Three scenarios explore the various options for intervention and levels of required demolition.

The addition in all three scenarios proposed extends to the limits of the setbacks as identified in the CBD zoning requirements, and allows for up two barrier free spots at this entrance, should this be desired. A loading dock may also be needed here. Demolition and new construction have been identified as part of the FIT TEST, while a structural assessment has determined the feasibility any costs associated with bracing the existing building and tying the new addition into the existing building for each scenario. Mechanical and Electrical reviews have indicated costs associated with upgrades to systems for the existing building and new systems required for the addition.

The following costing has been provided to give a high-level idea of the costs associated with Scenario A: renovation and large addition. The cost per square foot values have been provided based on our experience completing projects of similar size and scope, and on industry costing standards. Further, it is also based on the level of information available for access at the time of this condensed study.

This costing does not account for any costs associated with the purchase of the property.

BUILDING TOTALS		COSTING	
Existing Building Renovation	1,738 sq ft + 1,738 sq ft	x \$250.00 / sq ft	= \$ 869,000.00
Addition New Construction	5,637 sq ft	x \$425.00 / sq ft	= \$ 2,395,725.00
Total	9,113 sq ft		= \$ 3,264,725.00
Structural Upgrades	Includes snow loads		= \$ 14,120.34
Mechanical and Electrical	Upgrades + New		= \$ 650,625.00
Elevator Construction			= \$ 200,000.00
Demolition - Ex. Bldgs + Vault	Part of 2nd + 3rd segment		= \$ 185,000.00
Demolition - Interior Finishes			= \$ 5,000.00
Restoration of Front Facade	Includes Windows + Stone		= \$ 100,000.00
Sub Total			= \$ 4,419,470.34
Contingency	(10%) est.		= \$ 441,947.03
Sub Total			= \$ 4,861,417.37
Fees	(10%) approx.		= \$ 486,141.74
Sub Total			= \$ 5,347,559.11
Construction Fees/Mark Ups	(5%) approx.		= \$ 267,377.96
Total	(value approx.)		= \$ 5,614,937.07

Avg. Cost / Square Foot = \$358.00

+ HST (Escalation cont. (2.5%) not included)

6.1 RECOMMENDATIONS + SUMMARY OF FINDINGS

Summary of Findings

+VG Architects was retained by the City of Cornwall to complete a high-level review of the property located at 159 Pitt Street in Cornwall, Ontario and review its potential to serve as the location for an Arts and Culture Centre. This review, referred to as a FIT TEST, concluded during that assessment, that the property can accommodate the program required for an Arts and Culture Centre, including a multi-use, flexible black box theatre space that could accommodate approximately 150-200 people in a small addition.

Further Assessments, Recommendations and Findings

Since the initial report that was completed in February 2018, further assessments of the building have been carried out by structural, and mechanical and electrical consultants engaged by +VG Architects. The results of these assessments have been reviewed and incorporated into this updated report, and the reports have been included as appendices for reference. Three scenarios have also been considered to evaluate various levels of intervention and demolition on the existing property.

Summary of Updated Findings

The updated summary of findings concludes that the site can accommodate both a smaller 150-200 person black box theatre if the existing third segment of the building is demolished, and possibly a larger black box theatre (200-250 people), if the majority of the two existing additions are demolished and the size of some of the support spaces are sacrificed such as the lounge, ticketing and A/V area.

Currently, this property is vacant and is for sale. A conditional offer has been made by the City of Cornwall. Three options were assessed for feasibility and program, and while all options can accommodate the program required for an Arts and Culture Centre, including a multi-use, flexible black box theatre space and back of house spaces, it has been concluded that Scenario A addresses the program needs while requiring minimal demolition and impact on the existing building structure and systems. The costs associated with Scenario A are significantly less than Scenario's B and C. While options B and C are relatively similar in cost (about \$140,000 difference) the structural requirements to brace the partial demolition of the second segment as part of option B render it as the highest in terms of risk factor related to modifications and is the least favourable option.

Scenario A

As an adaptive re-use project involving renovation and an addition, the design and construction of the facility in the Scenario A proposed utilizes some existing spaces within the existing building on the Main Level and Second Level, while a modest addition accommodates the new Black Box Theatre and some Back of House spaces. This option would meet the space requirements for the small Arts and Culture Centre in the downtown core while balancing the feasibility and costs associated with a major renovation project with minimal demolition to the existing building. These requirements include a flexible, multi-use Black Box Theatre space that could accommodate approximately 150 - 200 people, a "Back of House" area for Green Rooms (performance preparation) and storage, and a "Front of House" area that includes a reception space and lounge, box office, and gallery/rear entrance hall. The second story is programmed for green room studios or offices, and as such an elevator would be required to access this floor.

The approximate cost for this project would be around \$4.94 million dollars (not including any escalation costs should the project not occur in the near future). This does not include the purchase of the property, or any costs associated with abatement that may be required.

Further/Future Investigations

Hazardous Substances

At the time of the assessment, no abatement reports were available. It is recommended that given the age of the building and the renovation work that has been undertaken, the client engage a consultant directly to complete a Designated Substances Report, if it has not already been completed and addressed. This will need to be completed and made available if the building is to undergo any renovation/construction work. If the presence of any hazardous substances is confirmed, and abatement is required to be removed, the costs associated with abatement and removal of designated substances will need to be assessed. A value for the cost related to abatement and removal of any hazardous substances has not been included in this report, since the scope of possible abatement is not known at this point.

Operating Costs

If concerns about operating costs vs return on investment in the renovation project are high, a brief business case study could be completed to further assess the capital gains and operating costs for the implementation of the small downtown arts centre. In the previous feasibility study completed in 2016 by +VG Architects, Sierra Planning and Management assessed the market implications and revenue framework for operating the proposed building in that study, and completed demographic and market analysis. This study has been included as an appendix to this report for further reference.



