

Cultural Hub at Tom Davies Square

Project Update

Special Council Meeting
November 28th, 2023

Greater | Grand
SudburyTM



2019-2027 Strategic Plan Priorities



Paula Gouveia, Co-Chair
Art Gallery of Sudbury



Nick Zinger, Project Manager
City of Greater Sudbury



Bela Ravi, Chair
Sudbury Multicultural and
Folk Arts Association



Michael Bellmore, Chair
Greater Sudbury Public
Library

Presenters



Resolution CC2023-47 Alternatives

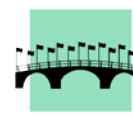
- February 2023, Council directed staff to explore two alternatives
- Staff reported in July 2023 that a redesigned Junction East with a reduced budget would result in significantly reduced square footage and compromise the original project goals and vision
- Reviewed existing available infrastructure to better understand the feasibility of these options and allow partners to retain required square footage
- Tom Davies Square emerged as the best alternative



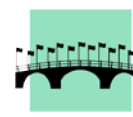
Project Vision and Goals

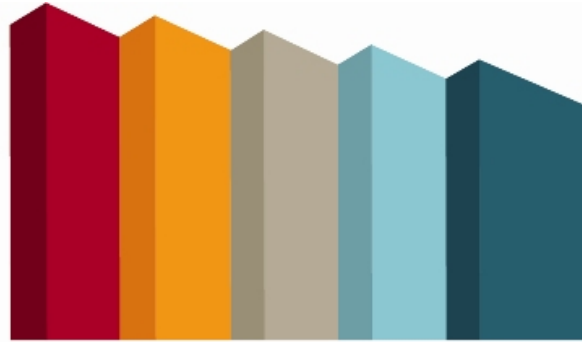
Welcoming • Inclusive • Accessible

- Establish cultural hub to be a positive anchor in the downtown
- Create a welcoming first impression
- Support tourism visitation
- Support businesses to attract new talent
- Contribute to downtown revitalization
- Trigger private investment in the historic core
- Create a connection to the history of the people who lived on and shared the land



Words from the Partners

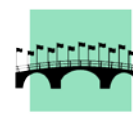




GREATER SUDBURY PUBLIC LIBRARY

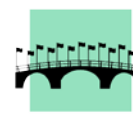
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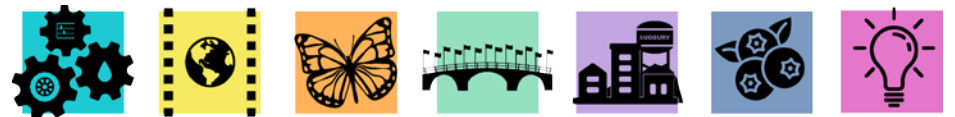
The Value the Library Brings to the Cultural Hub

- Enriching our community for over a century by inspiring innovation, creativity and imagination, preserving our past and promoting lifelong learning
- Over \$50 million in economic benefit per year to Greater Sudbury; every \$1 invested creates a \$7.71 benefit in the community
- Approximately 450,000 in-person visits to library branches in the last 12 months
- Make Greater Sudbury healthier and more vibrant by responding to the evolving needs of the community
- Open to all: accessibility, inclusion and equity are at the heart of what we do



Challenges with the Existing Main Library

- Significant investment required to manage ongoing lifecycle costs of current main library building
- Current main library is 71 years old and not designed for 21st century library services
- Inflexible building unable to respond to the community's evolving needs
- Designed to support a population of 47,000, the main library now serves a population of 166,000
- Current facility is inherently deficient in accessibility and safety
- 30 years of studies recommend replacing the existing facility



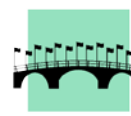
The New Central Library will Feature...

- Enhanced meeting spaces to meet high community demand
- A fun and interactive early learning space with potential for outdoor play
- An innovative makerspace with access to technology
- A vibrant and collaborative space for casual gathering; the community's living room
- A dedicated local history room that will preserve and provide access to our community's memory
- The largest selection of library lendables across the library system, highlighted invitingly and accessibly for all



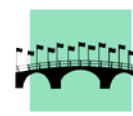
The New Central Library will...

- Bridge the digital divide and be a hub for innovation and creativity
- Teach 21st century literacies and nurture life-long learning
- Preserve and promote local history and culture
- Empower democracy and civic engagement
- Champion truth and reconciliation with Indigenous communities
- Provide a safe and welcoming space that is inclusive, accessible and free for all



By Working Together, We Will...

- Create an iconic and central destination for visitors and residents alike, bringing people together to learn, create and play
- Enliven our downtown as a vibrant cultural hub
- Reduce capital and operational costs through co-location and resource sharing
- Leverage opportunities for joint programming and service delivery in collaboration with Cultural Hub partners
- Amplify our collective impact in offering effective and efficient services to people in vulnerable populations and equity-seeking groups





art gallery of sudbury
galerie d'art de sudbury



The Value the Gallery Brings to the Cultural Hub

- The only public art gallery and art museum in the District of Sudbury
- Home to a permanent collection of almost 2,400 works of art, including 1,400 from the Laurentian University Museum and Arts Centre
- Recipient of a signature donation of 37 art works, valued at \$3.5 million, by Group of Seven artist Franklin Carmichael
- A key art educational, cultural and tourism destination in northeastern Ontario
- A gathering place for all, and where all are welcome



Challenges with the Existing Facility

- A historic property, the Bell Mansion is not accessible to those who are mobility-limited
- Due to the ongoing aging of the current facilities, the Gallery's collections are at risk of accelerated deterioration, damage and even loss
- Due to documented space limitation, the Gallery hasn't been able to grow its collection in a planned way since the early 1990s
- Capacity for on-site art education programming has been capped due to the lack of space and accessibility



The New Art Gallery will Provide...

- A gathering space, reflective of the diversity of our communities, and respectful of the history of the lands upon which we reside
- A place for all residents and visitors to explore art, culture and community
- Dedicated galleries that allow us all to discover the art stories of Indigenous and Francophone communities in our area
- An exciting opportunity to work collaboratively with Cultural Hub partners and other tenants of the complex



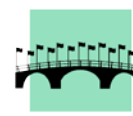
Building for the Future Will Allow the Gallery to...

- Protect our regional art collection and make visual art accessible to us all for the next 100 years and beyond
- Honour Indigenous and Francophone heritage and artists
- Nourish, celebrate and promote local artists; welcome all creative Sudburians home
- Increase attendance, grow programs, and diversify revenues
- Build an accessible and inclusive Gallery of the City of Greater Sudbury and beyond
- Welcome national and international touring exhibitions to increase our community access to artists of the world

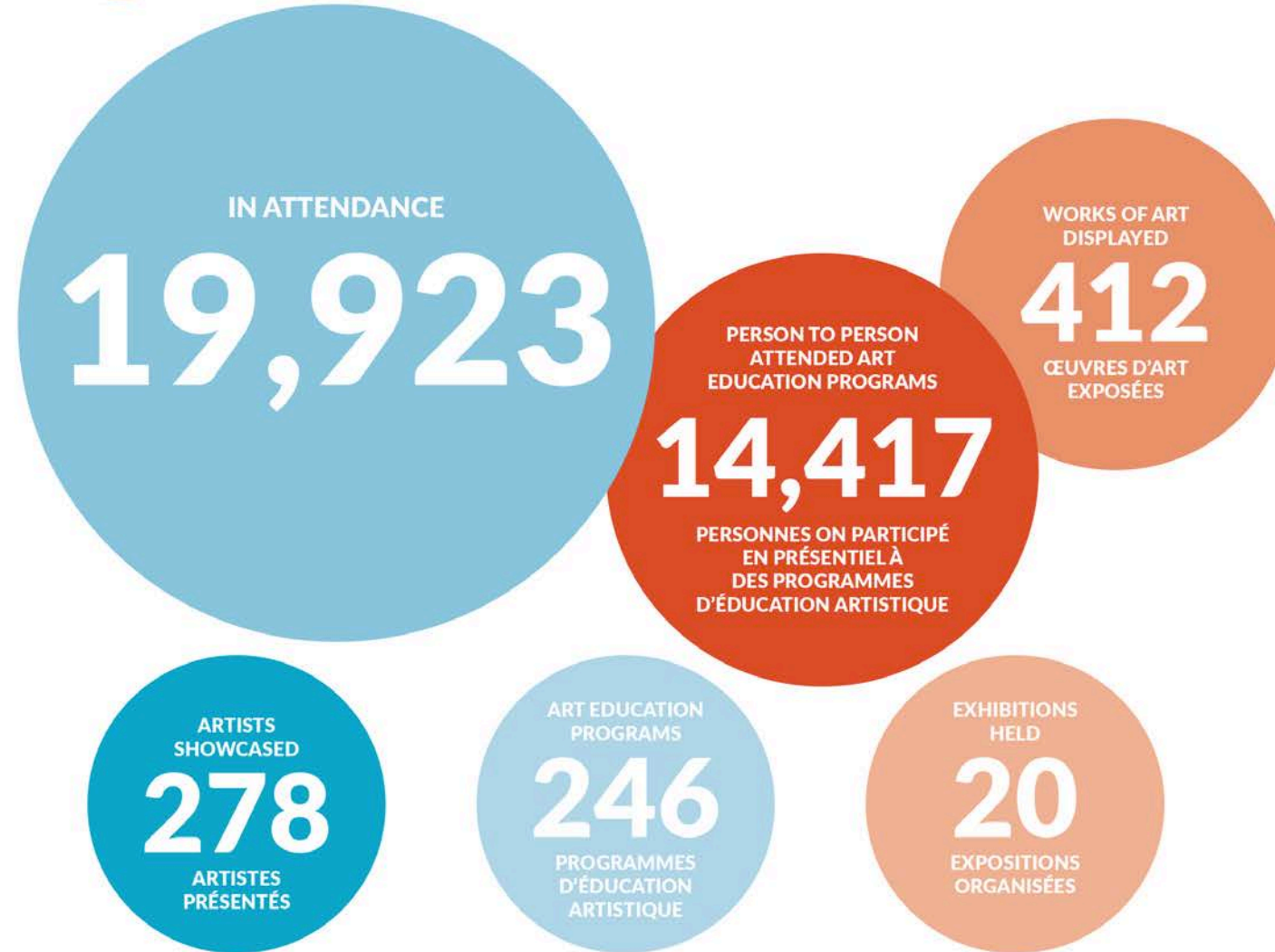


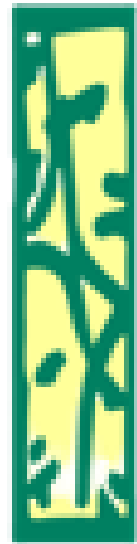
What it Means to the Community to Work Together

- We will continue to transform Sudbury into the arts capital of the north
- Working together to build a vibrant, sustainable, accessible destination and attraction in the heart of downtown Greater Sudbury
- Supporting the attraction and retention of highly talented individuals in the city
- The Cultural Hub at Tom Davies Square will be a key contributor to economic development and the renewal of the City's downtown core



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Sudbury
Multicultural
and Folk
Arts Association



Amalgamating Two Cultural Organizations

1968 – Sudbury Folk Arts Council established

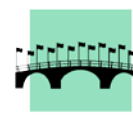
- Members primarily European and Finnish

1978 – Sudbury Multicultural Centre establish

- Place for harmony amongst a growing population of ethnic groups
- Promotion of education, religions and cultural experiences
- Meeting place for newcomer Indians, Pakistanis, West Indians and Chileans

1984 – Sudbury Multicultural and Folk Arts Association established

- Organizations amalgamated to solidify bonds and work toward building bridges between newcomers and existing community services



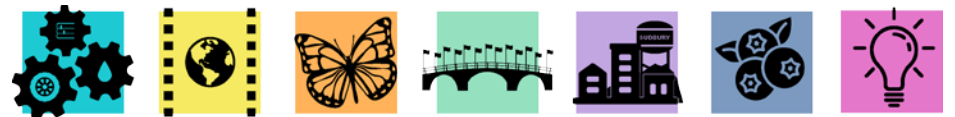
Challenges with the Existing Facility

- Building is deteriorating and infrastructure upgrades are costly
- 38 delegations housed under the Sudbury Multicultural and Folk Arts Association; little room to offer large gatherings, sit-down meals, presentations, or events
- Stand-alone entity which contrasts with mission to be a partner-helping community



Cultural Hub at Tom Davies Square Opportunities

- Will allow the Multicultural Association to organize large gatherings with its delegations and outside partners
- Partners can work together on community initiatives, creating a richness in experience, education and sharing
- The Multicultural Association will have a home to thrive and continue to provide essential services to our newcomers
- A place to honour northern Ontario heritage while embracing and celebrating cultural diversity
- Reinforce the economic importance of newcomers to the community



Expanding Our Reach

- Expand multiculturalism and diversity through collaboration
- Greater community presence and connection to more organizations
- Cohesive, respectful community focused on appreciating and honouring differences
- An environment where ideas flourish and organizations grow

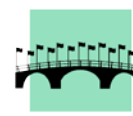


Cultural Hub at Tom Davies Square



Cultural Hub at Tom Davies Square

- Opportunity to maintain the original project vision and goals while contributing to downtown revitalization
- Transforms an already iconic public building that is a civic landmark
- Maximizes the use of unique existing facility features
- Brings services together to enhance the original intention of co-location
- Municipal services relocation introduces opportunities to design efficient office space and capture savings created by remote and flexible work policies
- Opportunity to investigate service delivery enhancements



Tom Davies Square: The Facility

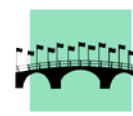
- A fully operational facility that has a maintenance and operations program and a robust capital program that are funded through annual budgets
- City's largest single infrastructure asset
- Recent capital investments to improve 200 Brady St. includes:
 - Updated courtyard and waterproofing
 - New elevators
 - New life safety and fire annunciator systems
 - Upgraded high voltage electrical system
 - New emergency power generator
 - New universal washroom
 - One-Stop Services



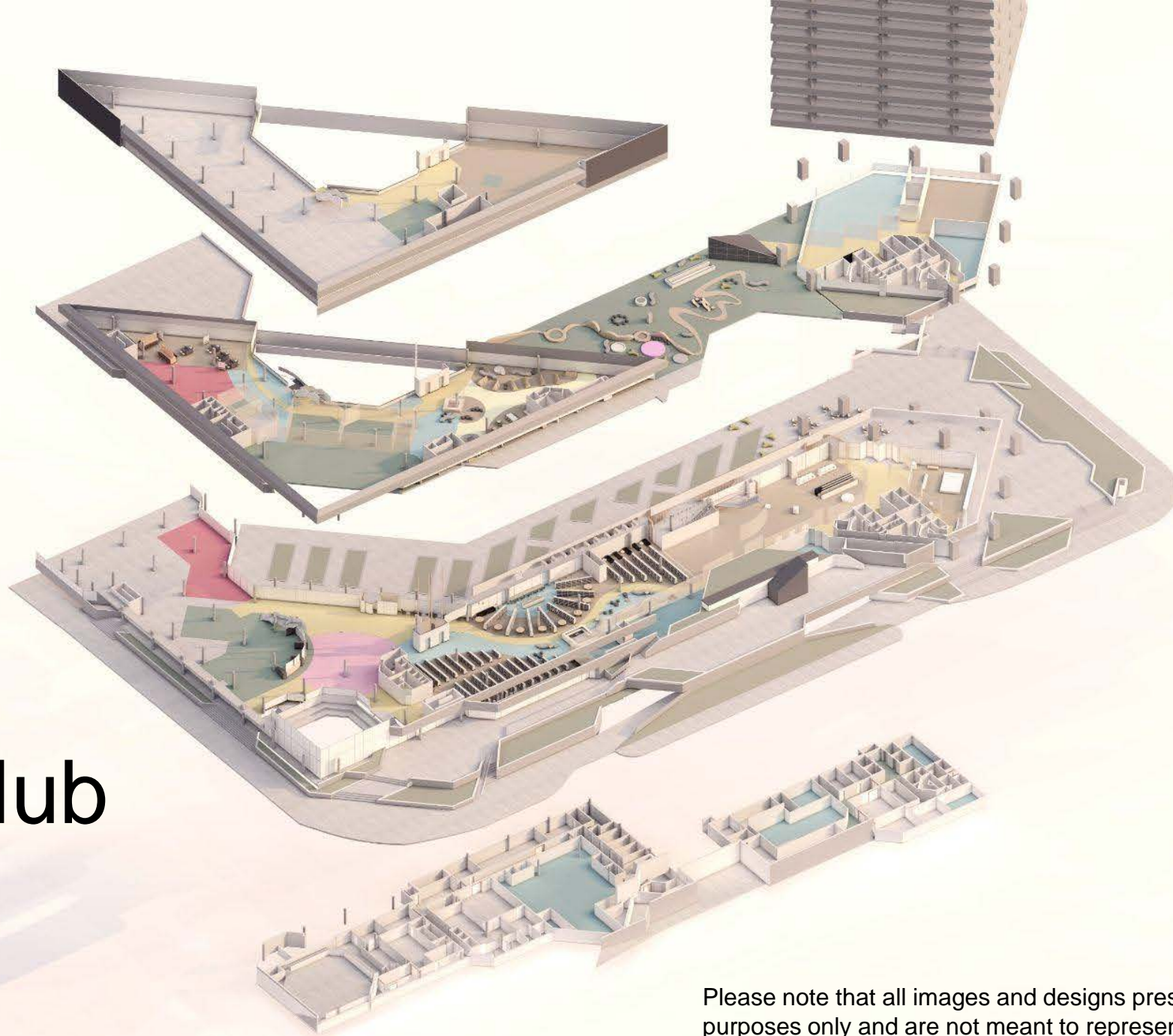
Cultural Hub at Tom Davies Square

Making it Work

- Primary focus to determine if partners' functional program could fit within the facility
- Comprehensive process for the partners and the project team
- Partners have worked collaboratively to rethink their operations and how features of the facility can be leveraged and overcome
- Project team developed a detailed understanding of the existing facility, its structure and environmental systems to adapt to limitations
- Project Team will continue to work with City's Building Services towards attaining full compliance with the Ontario Building Code



Cultural Hub Footprint

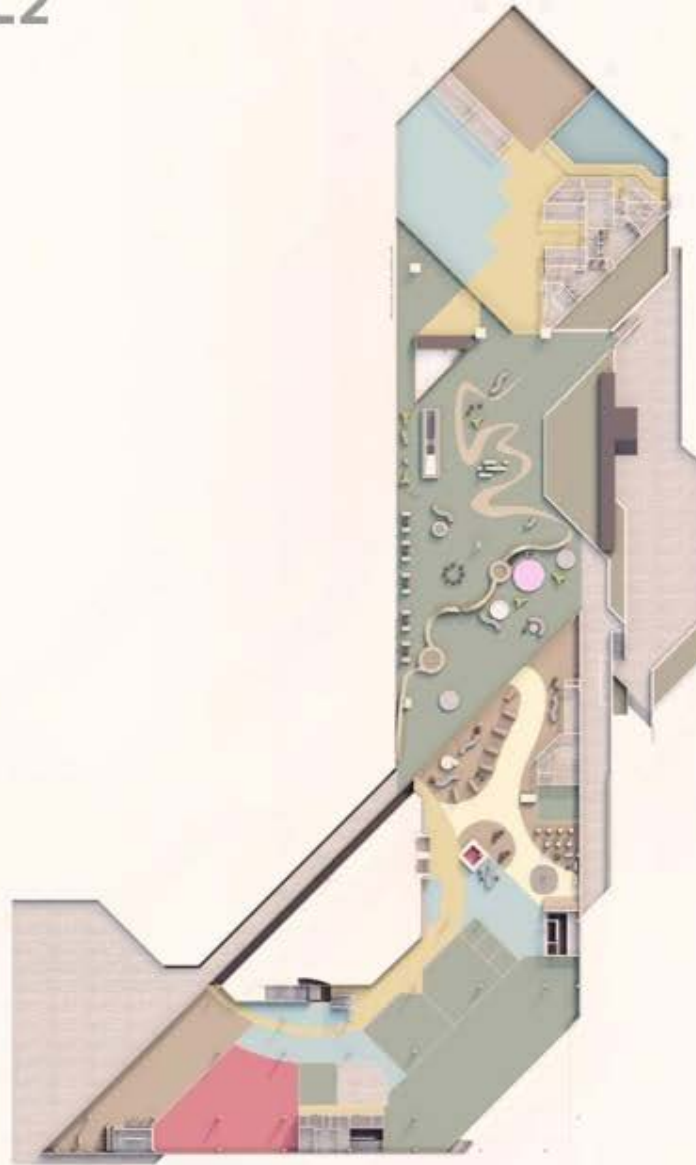


Please note that all images and designs presented are for illustrative purposes only and are not meant to represent a completed design.

L1



L2



Co-location

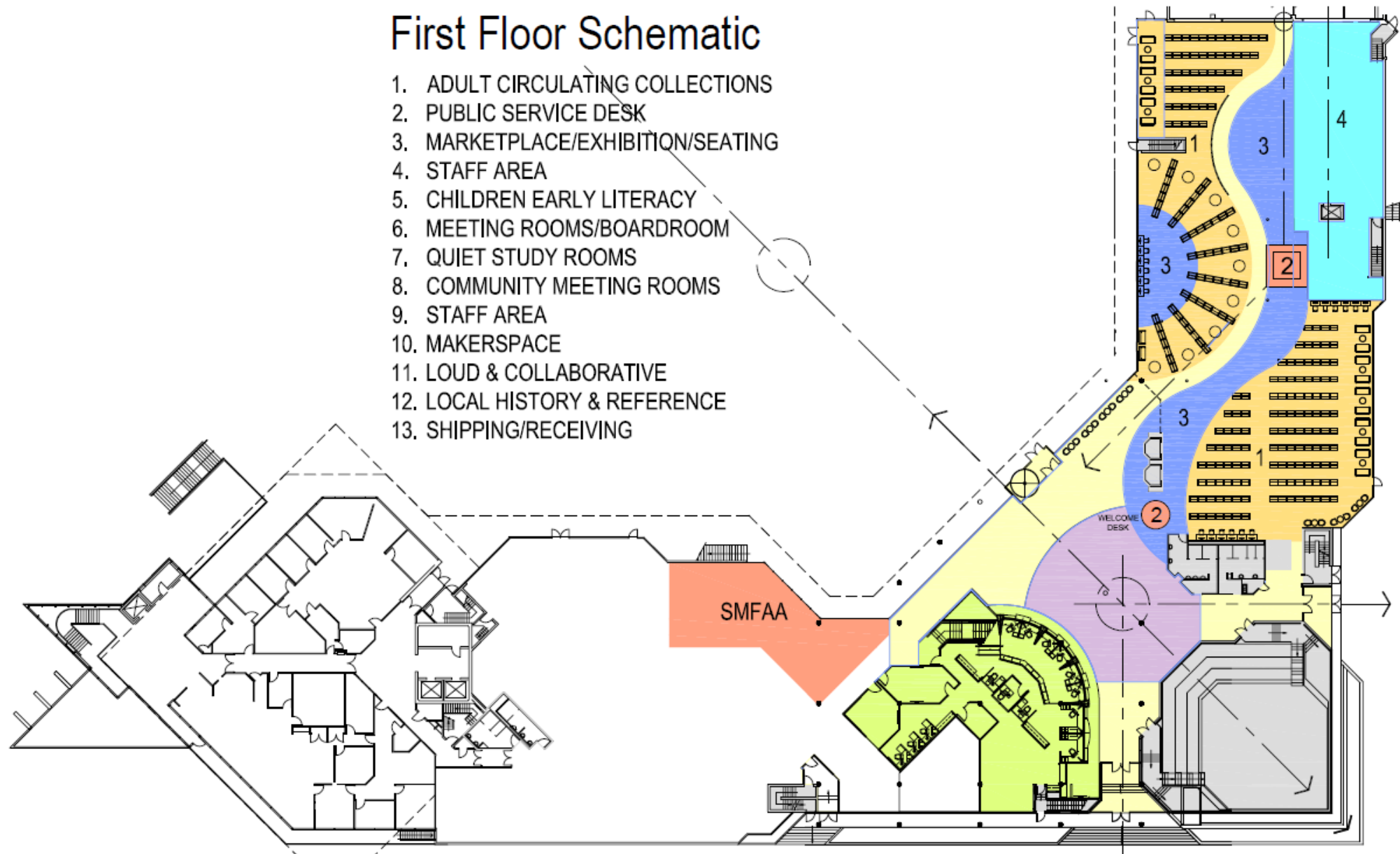
L3



Library Conceptual Layout: First Floor

First Floor Schematic

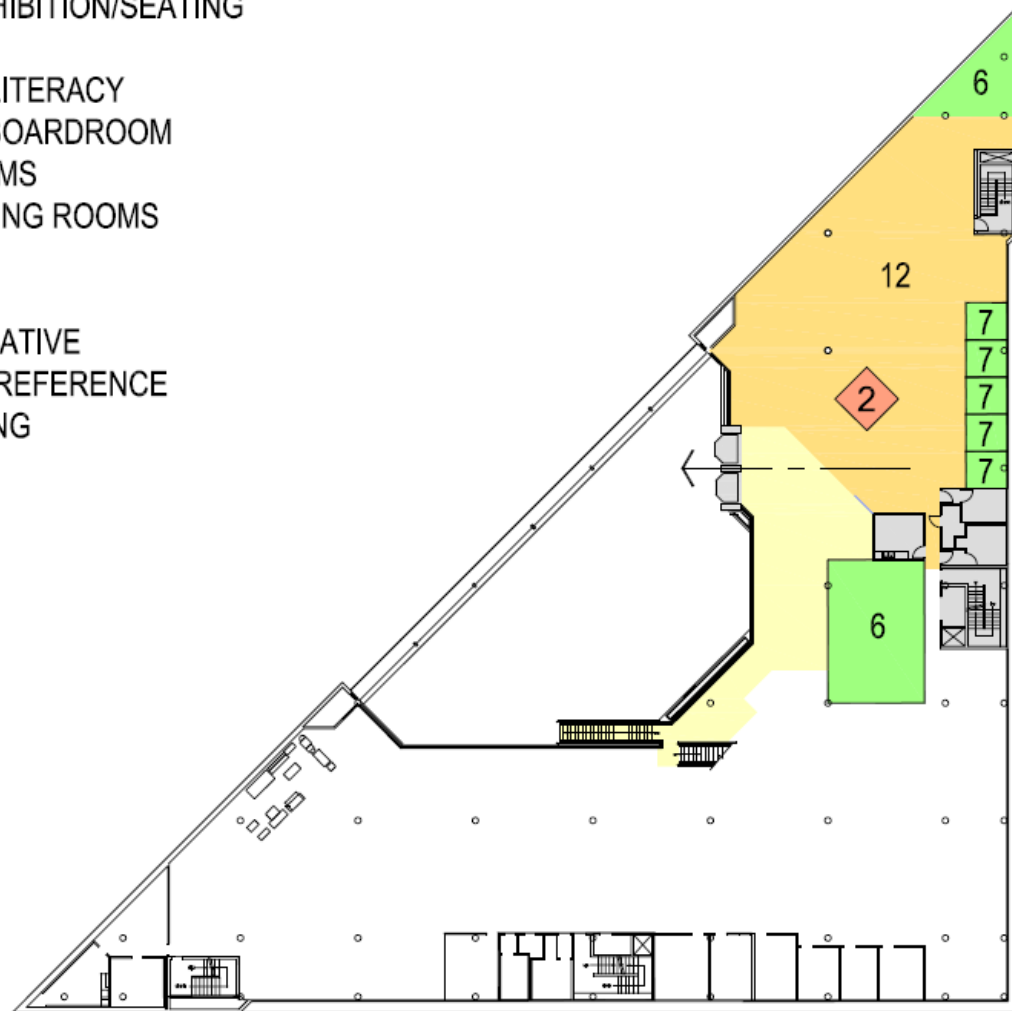
1. ADULT CIRCULATING COLLECTIONS
2. PUBLIC SERVICE DESK
3. MARKETPLACE/EXHIBITION/SEATING
4. STAFF AREA
5. CHILDREN EARLY LITERACY
6. MEETING ROOMS/BOARDROOM
7. QUIET STUDY ROOMS
8. COMMUNITY MEETING ROOMS
9. STAFF AREA
10. MAKERSPACE
11. LOUD & COLLABORATIVE
12. LOCAL HISTORY & REFERENCE
13. SHIPPING/RECEIVING



Library Conceptual Layout: Third Floor

Third Floor Schematic

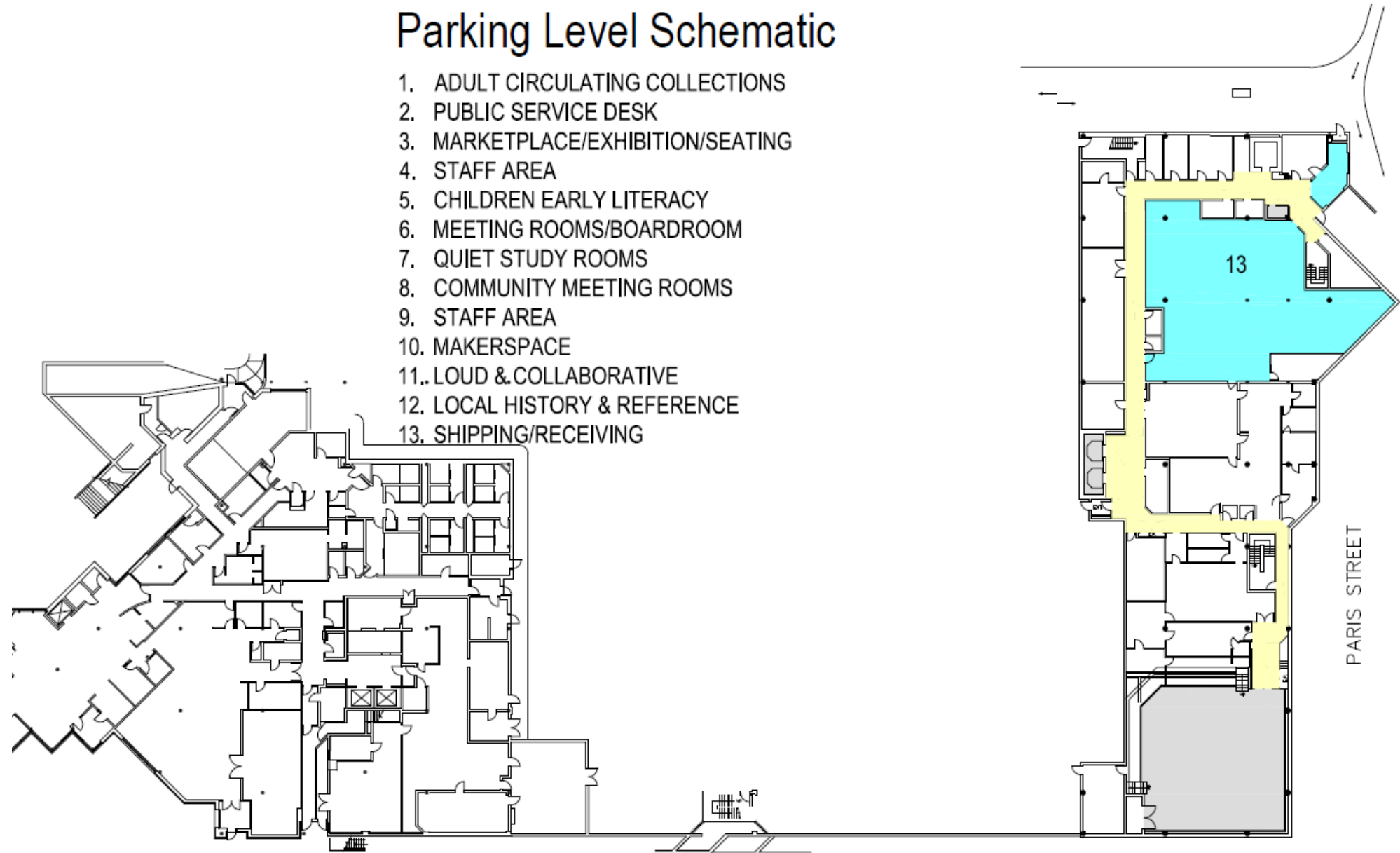
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11. LOUD & COLLABORATIVE
12. LOCAL HISTORY & REFERENCE
13. SHIPPING/RECEIVING



Library Conceptual Layout: Parking Level

Parking Level Schematic

1. ADULT CIRCULATING COLLECTIONS
2. PUBLIC SERVICE DESK
3. MARKETPLACE/EXHIBITION/SEATING
4. STAFF AREA
5. CHILDREN EARLY LITERACY
6. MEETING ROOMS/BOARDROOM
7. QUIET STUDY ROOMS
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10. MAKERSPACE
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View into Marketplace, Adult Circulation and the Lobby



View from Lobby into
Marketplace





View toward One-Stop Services
Municipal Service Counter

View into Children's Early Literacy Area and Adjacent Upper Terrace



Partial View of the Upper Terrace





View of Children's Early Literacy Area

View of Marketplace and Adult Collections



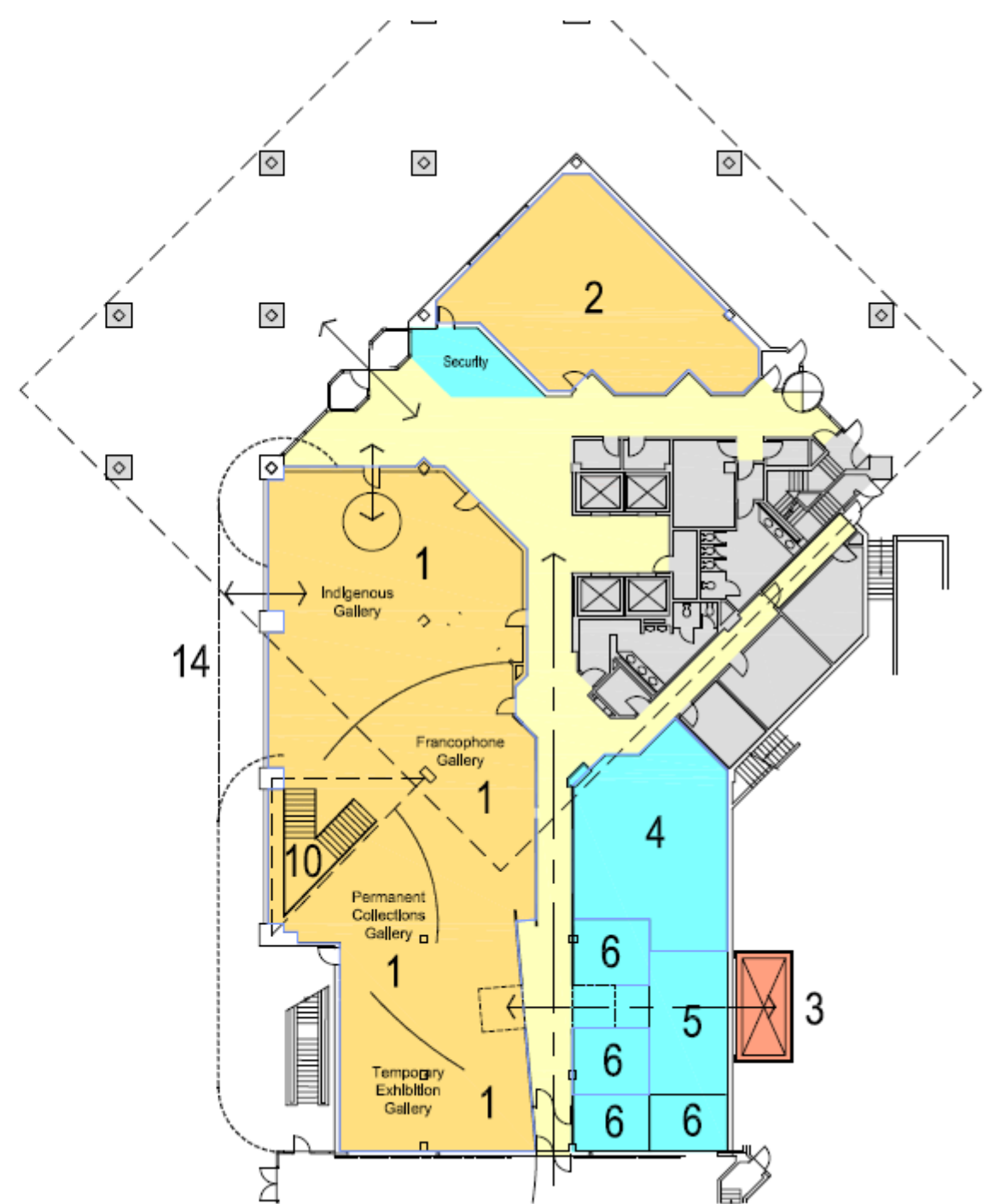
View toward the Courtyard of Marketplace and Adult Collections



First Floor Schematic

1. GALLERY SPACE
2. RETAIL STORE/CAFE
3. FREIGHT ELEVATOR
4. TEMPORARY COLLECTION STORAGE
5. CRATING/UNCRATING
6. EXAM/CLEAN/ISOLATION ROOMS
7. FAMILY ART STUDIO
8. MULTI-PURPOSE ROOM
9. RESOURCE
10. FEATURE STAIR
11. COLLECTION RECEIVING
12. DIRTY WORK ROOM
13. STORAGE ROOMS
14. EXTERIOR TERRACE

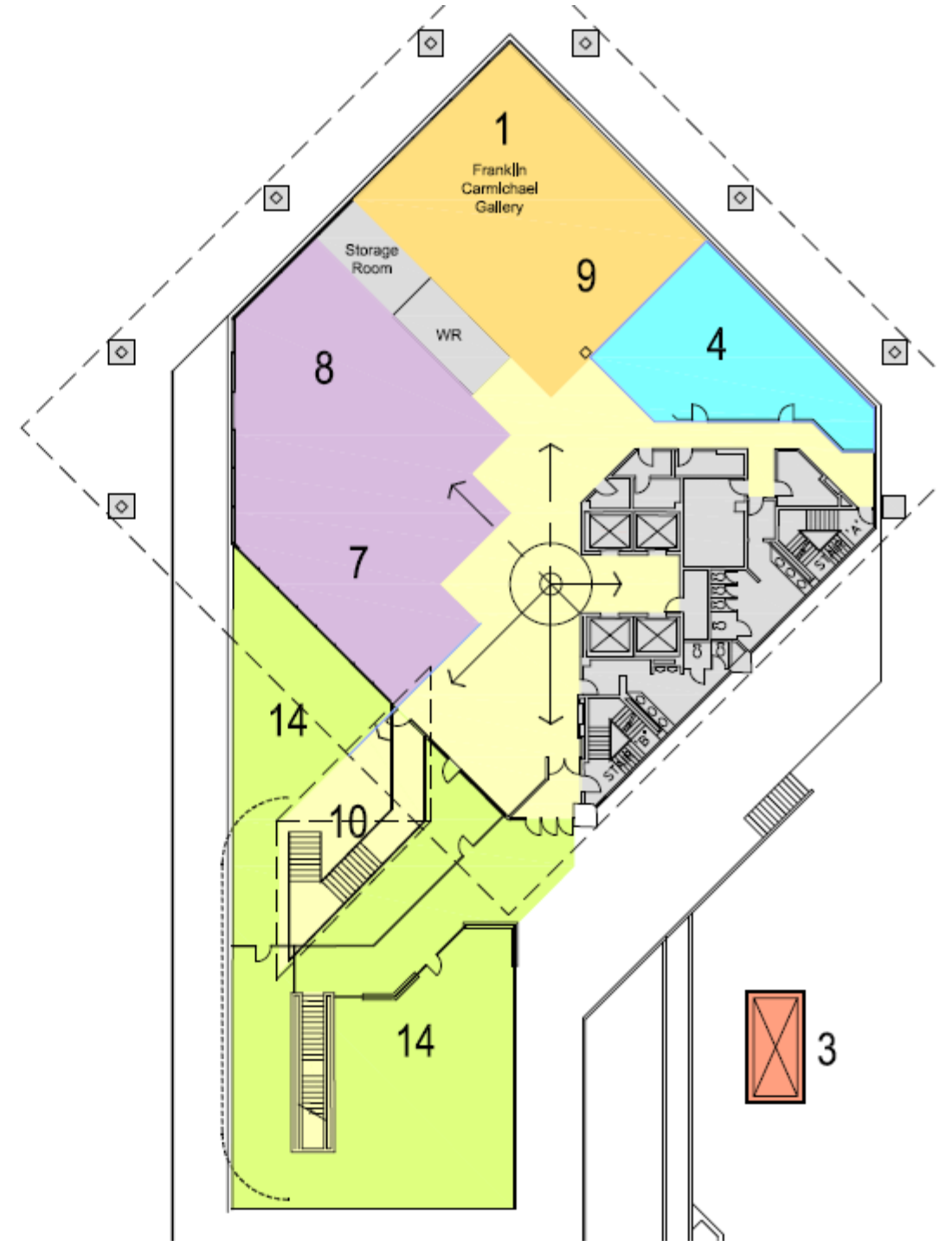
Gallery Program Layout: First Floor



Second Floor Schematic

1. GALLERY SPACE
2. RETAIL STORE/CAFE
3. FREIGHT ELEVATOR
4. COLLECTION STORAGE
5. CRATING/UNCRATING
6. EXAM/CLEAN/ISOLATION ROOMS
7. FAMILY ART STUDIO
8. MULTI-PURPOSE ROOM
9. RESOURCE
10. FEATURE STAIR
11. COLLECTION RECEIVING
12. DIRTY WORK ROOM
13. STORAGE ROOMS
14. EXTERIOR TERRACE

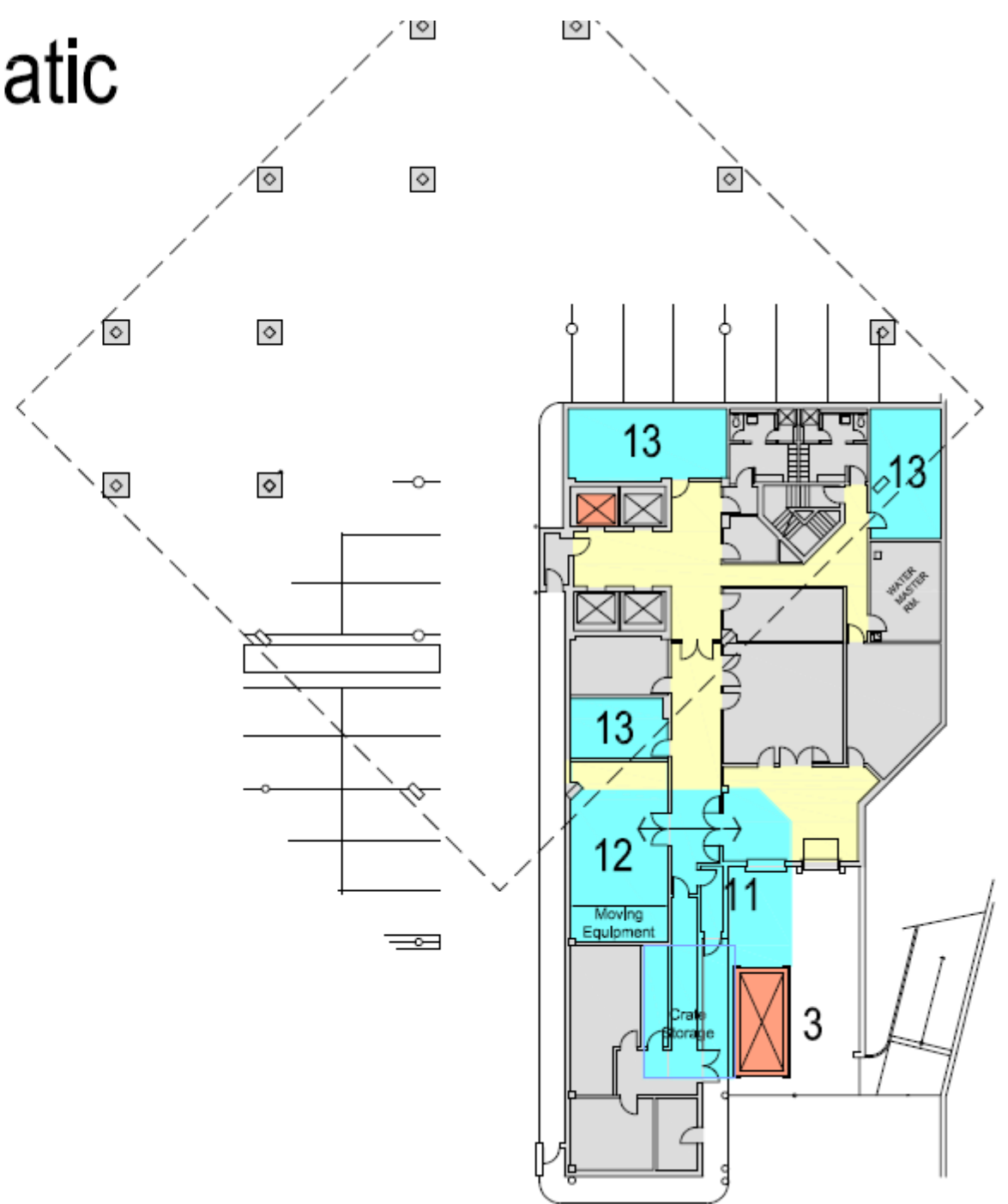
Gallery Program Layout: Second Floor



Parking Level Floor Schematic

1. GALLERY SPACE
2. RETAIL STORE/CAFE
3. FREIGHT ELEVATOR
4. TEMPORARY COLLECTION STORAGE
5. CRATING/UNCRATING
6. EXAM/CLEAN/ISOLATION ROOMS
7. FAMILY ART STUDIO
8. MULTI-PURPOSE ROOM
9. RESOURCE
10. FEATURE STAIR
11. COLLECTION RECEIVING
12. DIRTY WORK ROOM
13. STORAGE ROOMS
14. EXTERIOR TERRACE

Gallery Program Layout: Parking Level



View from Larch Street Ramp Entering Courtyard



View of Upper Terrace



Art Gallery Programming Inspiration

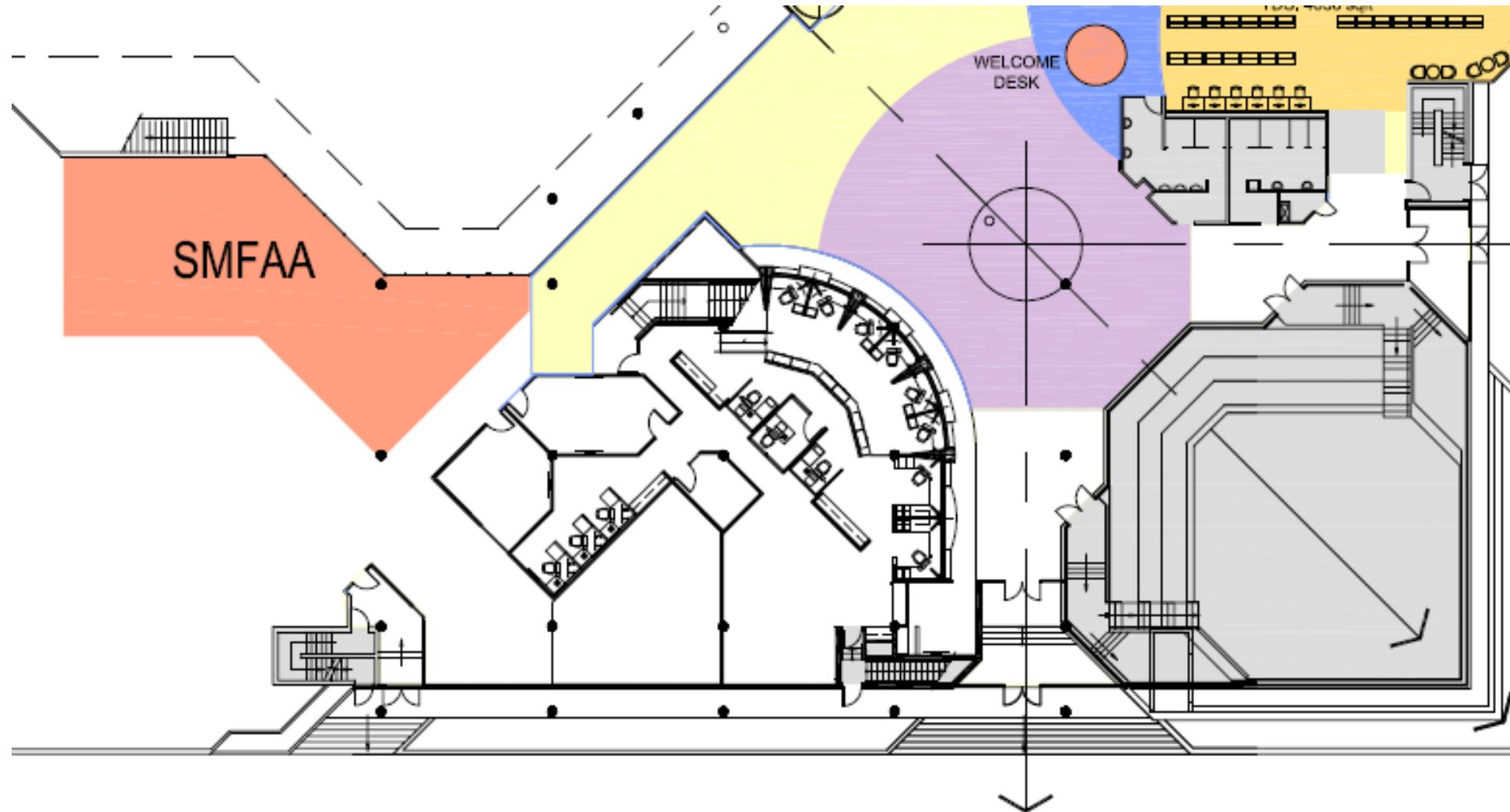
Crystals and Platonic solids
Escher was fascinated by the forms and patterns of Platonic solids. These shapes are made of regular faces (polygons). They come in five regular forms: the tetrahedron, the cube, the octahedron, the dodecahedron, and the icosahedron. Each has a unique symmetry and shape. Named after the Greek philosopher Plato, Platonic solids have been studied by mathematicians since Antiquity.

There are five Platonic solids: the tetrahedron (four faces), the cube or hexahedron (six faces), the octahedron (eight faces), the dodecahedron (twelve faces) and the icosahedron (twenty faces). In the late 1940s, Escher made a series of woodcut prints, five Platonic solids as well as stars in the form of complex, geometric shapes known as star polyhedra.

While focused in a very intellectual way on his chosen branch of geometry, Escher's pursuit led to an insight on that reveals his creative process: a star-shaped creature he called the "spherulite" (1951) which he made the subject of a drawing in 1951. The "spherulite" is a small-scale model of the inspiration for his later work on the "spherulite" which inspired Escher's "spherulite" and Platonic solids.



Multicultural Association Program Location



Project Timeline

Milestone	Date
Post Request for Proposal	Q4 2023
Award Request for Proposal	Q1 2024
Design	Q2 2024
Contract Documents	Q4 2024
Tender Award	Q2 2025
Construction	Q3 2025
Municipal Relocation	Phased throughout 2026
Cultural Hub Partner Occupancy	Q4 2026



Project Class D Cost Estimate

Project Cost Summary	
Building Construction (per Class D Estimate +/- 20%)	\$23,200,000
Soft Costs (incl. Fees, Furniture/Equipment, and Permits)	\$9,700,000
<i>Subtotal</i>	\$32,900,000
Contingencies, Sustainability, Accessibility, and Public Art	\$19,600,000
<i>Subtotal</i>	\$19,600,000
Municipal Relocation of Services	\$14,000,000
Other Project Costs (incl. Admin)	\$1,100,000
Total Net HST =	\$67,600,000
Municipal Portion of HST =	\$1,200,000
Total =	\$68,800,000



Projected Funding

Project Funding Summary				
Source	Potential	Confirmed	Totals	Share
External Third Parties				
Federal and Provincial Program Applications	\$24.9M		\$24.9M	36.2%
Cultural Hub Partner's Estimated Contributions				
AGS, GSPL, and SMFAA	\$3.1M		\$3.1M	4.5%
CGS Funds (Balance Required to Fully Fund Project)				
Debt (30 Year Debenture)	\$40.8M		\$40.8M	59.3%
Total	\$68.8M		\$68.8M	100.0%



Facility Operations

- Funded through the annual budget process
- Equipped to handle day-to-day operational needs
- Opting to renovate TDS rather than build new facilitates a financial decision that significantly contributes to cost savings
- Forecasted Budget:

Facility Operating Costs	Budgeted 2024	Budgeted 2025
190 & 200 Brady Street	3,382,000	3,648,000
199 Larch Street	1,819,000	1,866,000
74 Mackenzie Street Library	307,000	309,000
Total	5,508,000	5,823,000



Next Steps

Subject to Council's consideration of the recommendations presented

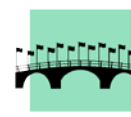
- Issue and award a Request for Proposal (RFP)
 - Partners will play an active role in reviewing the RFP and the proposal submissions
- Staff will work to award an Ontario Association of Architects Agreement with the successful proponents and begin the design stages of the Cultural Hub and Municipal Services Relocation
 - Currently the intention is to begin schematic design in Q2 of 2024
- Confirm external funding sources

With Council approval, staff will close out all contracts that are associated with the new build project and move forward with the Cultural Hub at TDS



Cultural Hub at Tom Davies Square Video

<https://www.youtube.com/watch?v=YmQ9A8ltKDU>



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