



**STAFF REPORT
ACTION REQUIRED**

Sony Centre for the Performing Arts – Heritage Easement Agreement – Building Envelope Project – Phase 2

Date:	June 17, 2016
To:	Finance Audit and Risk Management Committee, The Board of Directors of the Hummingbird (Sony) Centre for the Performing Arts
From:	Director of Operations, Sony Centre for the Performing Arts
Wards:	All
Reference Number:	

SUMMARY

As a result of the East Side Project coming under budget, the Centre wishes to embark on two projects (as outlined in the Building Condition Assessment Report) for which no additional funding is being requested.

The purpose of this report is to present to the Board of Directors of the Hummingbird (Sony) Centre for the Performing Arts recommendations for a reallocation of funds from the Heritage Easement Agreement and Building Envelope Projects Phase 2 by expanding the year 1 scope of this project and commence with the porte-cochere lighting restoration project. To assist with the porte-cochere lighting project, the Sony Centre is applying for matching funds through the Canada Cultural Spaces Fund.

RECOMMENDATIONS

The Director of Operations recommends that the Board of Directors of the Hummingbird (Sony) Centre for the Performing Arts:

1. Request that City Council reallocate state of good repair (SOGR) capital funds in the amount of \$.661M from the Building Envelope Project to the Porte-Cochere Lighting Restoration and Roof Replacement Project.
2. approve the expanded scope of the Building Envelope - Limestone Panel (Year 1) Project to include the North side limestone cladding in the amount of \$.346M.

Financial Impact

There are no financial impacts other than those outlined in the report.

BACKGROUND

On February 11, 2016 the Board approved Staff's recommendation that City Council reallocate capital project funds to replace the Centre's aging rigging system. The Porte-Cochere Lighting Restoration Project (budgeted at \$0.661M) was put on hold as a result of this reallocation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.HB9.5>

On April 14, 2016, the Board approved the Heritage Easement Agreement- East Side Restoration and Building Envelope - Limestone Panel (Year 1) Project. The tender was awarded to Clifford Restoration for \$2,650,000 which was comfortably under the approved budget due in part to an economy of scale achieved by combining two capital projects into a single tender.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.HB11.2>

COMMENTS

As a result of the East Side Project coming under budget, the Centre wishes to embark on two projects, those being:

- A. Porte-Cochere Lighting Restoration Project with an expanded scope; and
- B. North Side Limestone Rehabilitation Project.

Project Details

A. Porte-Cochere Lighting Restoration Project

In the early 1980's, the Centre's original porte-cochere was modified to its current look and has had little upkeep or improvements since. The 2015 Building Condition Assessment report recommended a replacement of the porte-cochere's lighting and roof, and the Sony Centre wishes to restore the lighting to its original heritage design. In addition, the façade currently has no illumination leaving it and the immediate area lacking in depth and vibrancy. The Sony Centre also wishes to restore the lighting to the heritage façade. To assist with the funding, the Canada Cultural Spaces Fund announced additional granting funds would be made available to the cultural community. Priority would be given to projects with committed matching funds and able to achieve completion before March 31, 2017.

B. North Side Limestone Rehabilitation Project

This is an expansion of scope of the state of good repair work approved at the April 14, 2106 Board meeting. This will avoid scheduling conflicts with the porte-cochere lighting project and two contractors working in the same location. This will add \$346,917 to the amount of the tender. Additionally, this will allow the entire Building Envelope - Limestone Panel Project to occur over two years instead of three.

An overview of the approved, tendered and proposed reallocation of funds is outlined below:

2016 SOGR	Executive	Reallocated	Council	Reallocated	Project	Tender/budget	Balance
	approved		approved	proposed	approved		of project
East Side restoration*	\$1,873,000		\$1,873,000		\$1,873,000	\$1,555,870	\$317,130
Porte-Cochere	\$661,000	(\$661,000)		\$661,000	\$661,000	\$661,000	\$0
Loading Dock	\$652,000	(\$652,000)					\$0
Building Envelope -east side*	\$2,800,000	(\$1,200,000)	\$1,600,000	(\$1,007,917)	\$592,083	\$360,000	\$232,083
Building Envelope -north side				\$346,917	\$346,917	\$346,917	\$0
Rigging		\$2,513,000	\$2,513,000		\$2,513,000	\$2,513,000	\$0
Totals	\$5,986,000	\$0	\$5,986,000	\$0	\$5,986,000	\$5,436,787	\$549,213

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