



Historic Auchmar House & Clairmont Park **Business Plan – 21 March 2018**

Executive Summary

Vision

The Trust will undertake stewardship of Auchmar House and Clairmont Park and perpetuate the Honourable Isaac Buchanan's philanthropic ideals to ensure ongoing public enjoyment and community benefit from this unique Heritage site.

Abiding by Ontario Heritage Trust Conservation Easement and our own guiding principles, the Trust will, through the adaptive re-use of this heritage site, meet modern needs in our community in a historically respectful, fiscally sustainable way.

The Trust will provide opportunities for community learning and engagement through various educational programs and services for all ages, we will also facilitate stress injury supports and programming for our veterans and first responder's community, all supported by the development and continuation of collaborative partnerships with various community organizations and charities.

Mission

The 13th Battalion Auchmar Heritage Trust shall honour, preserve and share the history of Auchmar House & Clairmont Park and that of distinguished Hamiltonian Isaac Buchanan and the renowned infantry battalion that he formed, as well his many other contributions to our city and Canada. We will also strive to emulate his philanthropic examples, actions and ideals.

Historical Background

Auchmar House is the centerpiece of Clairmont Park, the estate of the Honourable Isaac Buchanan (1810–1883), one of Hamilton's most influential citizens. It was built between 1852 and 1855 and is located at the northeast corner of Fennell Avenue and West 5th. The manor house, its several remaining outbuildings, and stone orchard wall occupy about 8 acres (32,000 m²) of land which include most of the original built features of the estate.

Auchmar House and the remaining contiguous portion of the Buchanan estate is a unique heritage asset owned by the citizens of Hamilton and is recognized by the Ontario Heritage Trust as having significant historical value. Auchmar House is acknowledged as an outstanding example of domestic Gothic Revival and, with its surrounding acreage, is a very rare example of a mid-Victorian estate in Ontario surviving in relatively intact condition.

Dates of Significance

1852	Purchase of Property by Isaac Buchanan
1852-1855	Construction of Auchmar and Clairmont Park
1866	Auchmar used as a convalescence home by the wounded soldiers of Hamilton and Toronto from the Battle of Ridgeway
1874	Buchanan leaves Auchmar
1881	Alfred Trigge purchases Auchmar
1883	Isaac Buchanan dies at age 73
1900	Elsie Buchanan, youngest Buchanan child, purchases Auchmar
1916 - 1918	Elsie Buchanan operates Auchmar as a Refuge for Young Women
1926	Elsie Buchanan sells Auchmar to A.V. Young and family
1943-1945	Auchmar used as a convalescence home by the Royal Canadian Air Force
1946-1999	Auchmar owned by the Hungarian Sisters of Social Service
1963	Institutional wing added to the building
1999	Auchmar acquired by the City of Hamilton
2000	Part IV designation by the City of Hamilton
2001	Ontario Heritage Trust Heritage Conservation Easement registered

Isaac Buchanan

Isaac Buchanan served in the Parliament of the United Province of Canada as member for Toronto from 1841 to 1843 and member for Hamilton between 1857 and 1865. Between March and June 1865, he held the office of President of the Council in the ministry headed by Etienne Tache and John A. Macdonald. His public involvements were diverse and included founding roles in both the Hamilton Board of Trade and the Toronto Board of Trade.

Buchanan was an international merchant, first president of the Hamilton Club, and founder of the Thirteenth Battalion, a regiment which would later become the Royal Hamilton Light Infantry. With Sir Allan MacNab (1798-1862) and his elder brother, Peter Buchanan (1806-1860), Isaac Buchanan played a key role in the establishment of the Great Western Railroad which commenced operation in 1854 as the first major railroad in the United Province of Canada.

Mandate and Strategic Directions

The 13th Battalion Auchmar Heritage Trust was created in 2015 with the mission to honour, preserve, and share the history of the founding Commanding Officer, Lt Col the Hon Isaac Buchanan, his estate Auchmar House and Clairmont Park. Additionally the Trust was formed to help support veterans and first responders communities. The Trust is currently incorporated as a Not-for-Profit Corporation in the Province of Ontario, (BN 778828285).

Guided by its **Mission**, the Trust seeks to assume trusteeship of the Buchanan estate and apply the following our four guiding operational principles:

1. **Historical Preservation:** to ensure the protection and adaptive re-use of the entire Buchanan estate and the protection and display of historic artifacts housed on site by obeying the Ontario Heritage Trust Easement Agreement, the Municipal Heritage Designation, and established best practices to inform and guide the development of the entire site
2. **Stewardship:** to ensure that the estate is preserved, repaired and maintained while becoming self-supporting through community initiatives and income generating activities
3. **Education:** to ensure provision of varied and significant opportunities for learning and personal growth through educational programs
4. **Benevolence:** to assist, facilitate, provide space and develop both programing and support services for youth, adults, seniors, and veterans, including current serving members of the Canadian Armed Forces, Fire, Police and EMS and other members of the public in partnership with community organizations and charities to continue Buchanan's philanthropic ideals

Overview of Future Programs

1. Clairmont Community Park:
Remediation, repair and the ongoing maintenance of the outlying grounds of the estate including the gatehouse, dovecote, north archway and garden walls to provide a public green space encompassing passive use of the grounds for picnics, family reunions and outdoor public events.
2. The Routh Centre:
A meeting and office space (initially in Coach House) for a peer-led, harm reduction-based Post-Traumatic Stress Disorder/Operational Stress Injuries Centre dedicated to providing former & current serving Canadian Armed Forces members and First Responders (former and current serving Fire Fighters, HPS, EMS, and Dispatch personnel, from Hamilton and the surrounding area. Supported by Veterans Affairs Canada and the Military Family Resource Centre. The Routh Centre will be relocated to Gibson Inn upon its completion.
3. Buchanan's Coach House:
Adapted into a restaurant/tea house, open to the public and available for rent for small social gatherings or as an event space. Initial program space for The Routh Centre.
4. Auchmar House:
Renovation of first and second floors to accommodate small-medium scale Weddings and dining facilities, and rooms for a Bridal Suite and Principal Wedding Attendants to prepare for their services. Historic Artifacts shall be located on display throughout the ground floor of the manor, specifically dedicated to Buchanan's life & legacy, the Regiment he founded, and the other families and groups who lived and worked on the estate.

5. RHLI Regimental Chapel:

The building of a consecrated chapel on present site of the Nun’s cinder-block chapel to be available for Regimental Church Parades, private weddings, christenings, investitures, and other divine multi-denominational services.

6. The Gibson Inn:

The building of a two-floor accommodation facility attached to the RHLI Chapel and manor house on the footprint currently occupied by the former Nuns’ quarters to provide single and double overnight accommodation for guests using Auchmar, built to complement the style of the manor house, retrofitted with elevators, and contain a large professional kitchen capable of serving small to mid-sized events both on or off-site.

Required Capital Investment

Phase 1	Total Grounds Costs	\$1,710,279
	Total Coach House Conservation & Repurposing Costs	\$3,407,380
1.5 years	Total Dovecote Conservation Costs	\$267,570
	Phase 1 Total \$5,385,229	
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Phase 2	Total Mansion Conservation Costs	\$4,524,204
	Total Mansion Furnishing Cost	\$2,000,000
1.5 years	Phase 2 Total \$6,524,204	
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Phase 3	Total Garden Wall Preservation Costs	\$5,673,694
	Total Accommodations Costs	\$2,902,100
2 years	Phase 3 Total \$8,575,794	
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5 Years Total	Total Project Capital Cost	\$20,485,227

Environmental Scan

1. The City is willing to enter into a lease agreement with the Trust for the property dependent upon the approval of this Business Plan.
2. There is significant competition for limited philanthropic dollars and corporate sponsorship prospects.
3. The Trust has the ability to draw on a large pool of volunteers including the RHLI Associations and the Friends of Auchmar amongst many others.

4. There are several other historic sites operated by various Trusts in the Province - Elsie Perrin Williams House in London is one successful example.

Site Constraints and Program Scale

The vision for private and community programming at Auchmar emphasizes low impact and smaller scale operations. The business plan does not anticipate numerous large-scale events, festivals or receptions. There are several reasons:

- The communities desire to have open access to the site would be disrupted if the site was regularly closed for large private functions.
- The heritage resource could not sustain that level of use without damage.
- Vehicle access and on-site parking is necessarily restricted due to the size and layout of the property.
- The interior spaces lend themselves better to small, more ‘high end’ and intimate receptions and events.
- Smaller events and programs reduce the operations costs and overhead.

Performance Measures

Performance measures for Auchmar will include the following quantitative measurements:

- ✓ Number of website visits
- ✓ Social Media fan base
- ✓ Number of visitors to Auchmar
- ✓ Occupancy for events
- ✓ Youth programming numbers
- ✓ Youth mentoring hours
- ✓ Volunteer hours logged
- ✓ Self-generated revenue
- ✓ Donor and Grant support
- ✓ Site and program partners

Qualitative measures would include surveys and written and verbal feedback from the community and partners.

Capital Operating Budget

PHASE	SECTION	DISCRIPTION OF ACTIVITY	CAPITAL EXPENCES
1			
1.1	GROUNDS		
1.1a)	Landscaping	Restoration of planting and picturesque landscape elements, allee of evergreens and kitchen garden	\$626,303
1.1b)	Grading and Hard Surfaces	Remove asphalt and restore paved surfaces to south side of Mansion as far as gate in appropriate materials (compacted & consolidated granular)	\$233,695

		Landscaping & patio entrances [hard surfaces] to Coach House (allowance)	\$55,567
1.1c)	Accessibility up-grades	Barrier-free ramp in concrete with stone veneer on flanking walls and stone copings, with painted metal railings to main entrance (separate from building face)	\$54,529
		Barrier-free ramp and landings in concrete with stone veneer on flanking walls and stone copings, with painted metal railings, to north entrance (in location of former paved terrace with balustrade) (separate from building face)	\$70,108
1.1d)	Required Utilities Upgrade	New electrical, sewer, water and gas service connections to Fennell Avenue from Mansion (115 ft approx.)	\$155,797
		Subtotal Section Activity Cost	\$1,195,999
		General requirements and fees (18%)	\$215,280
		Design and site conditions contingency (25%)	\$299,000
		Total Estimated Grounds Costs	\$1,710,279
1.2 GARDEN WALLS & GATES			
1.2a)		Stabilize remainder of Kitchen Garden wall (300 lf - 105 lf), including foundations	\$810,142
1.2b)		Stabilize garden wall (950 lf), 10 high)	\$3,157,476
		Subtotal Section Activity Cost	\$3,967,618
		General Requirements and fees (18%)	\$714,171
		Design and site conditions contingency (25%)	\$991,905
		Total Estimated Garden Wall Preservation Costs	\$5,673,694
1.3 DOVECOTE			
1.3a)		Masonry	\$101,268
1.3b)		Roofing including roof structure	\$42,065
1.3c)		Ventilator	\$25,603
1.3d)		Woodwork including painting woodwork and trim	\$9,867
1.3f)		Replace 2nd floor platform and provide new access ladder	\$8,309
		Subtotal Section Activity Cost	\$187,112
		General Requirements and fees (18%)	\$33,680
		Design and site conditions contingency (25%)	\$46,778
		Total Estimated Dovecote Preservation Costs	\$267,570
1.4 COACH HOUSE			
1.4		See Rutherford Contracting Ltd Auchmar Budget Costing Report for details and total cost breakdown	\$2,757,380
		Kitchen equipment and restaurant supplies	\$650,000
		Total Estimated Coach House Conservation & Repurposing Costs	\$3,407,380

2	MANSION		
2.1	Substructure		
2.1a	Foundations	Allowance for additional foundation repairs	\$51,932
2.2	Structure		
2.2a	Roof	Allowance for additional structural repairs	\$51,932
2.2b	Floors above grade	Dry Rot removal and replacement on ground level floor structure	\$10,386
		Structural upgrade of floors for Assembly Occupancy uses, Ground Floor only	\$220,500
2.3	Building Envelope		
2.3a	Walls above grade	Conserve stucco finish and repaint East Wing to match Mansion	\$41,026
2.3b	Windows	Replace missing shutters on Mansion	\$267,970
		Repair, overhaul and repaint wood sash windows in East Wing, both floors	\$94,517
2.4	Exterior Doors		
2.4a		Upgrade exterior door hardware for security and exit function.	\$7,790
		Restore exterior ironwork (doors/lanterns)	\$14,510
		Overhauled paint doors in East Wing and upgrade hardware	\$12,464
2.5	Rainwater Disposal		
2.5a		Replace scuppers and downpipes to East wing to match Mansion	\$12,464
2.6	Chimneys and Projections		
2.6a		Dismantle and rebuild 2 east chimneys on Mansion	\$124,637
		Dismantle and rebuild 2 east chimneys on east wing	\$51,932
2.7	Interior		
2.7a	Doors	Repair and refinish clear finished doors and surrounds, ground and second floors	\$124,637
		Repair and refinish painted doors and surrounds in basement	\$9,971
		Restore and upgrade door hardware, ground and second floors	\$31,159
		Restore and upgrade door hardware, basement	\$6,232
2.8	Staircases		
2.8a		Repair and touch up clear finish on 2 principal stairs in Mansion	\$10,386
		Repair and repaint 2 stairs in East Wing	\$3,116
2.9	Interior Ceiling & Wall Finishes		
2.9a		Restore interior plaster finishes - crack repair / decorative elements / water damaged areas, in basement, prepare and repaint	\$76,340
		Restore interior plaster finishes - crack repair / decorative elements / water damaged areas, in ground and second floors, prepare and repaint	\$303,382
2.10.	Floor Finishes		
2.10a		Remove carpets, make good wood flooring, sand and refinish on ground and second floors	\$88,492

2.10b		Replace 20% of wood flooring on ground and second floors to match existing, sand and clear finish	\$41,286
2.10c		Tile repairs in washrooms	\$12,464
2.11	Decorative Woodwork		
2.11a		Restore clear finishes on wood column shafts, deep baseboards and paneling	\$103,854
2.11b		Restore missing cabinetry in Library	\$36,560
2.12	Services		
2.12a	Mechanical	Replace rusting condensate piping in basement	\$44,558
		New heating distribution and controls, piping and air conditioning to maintain and preserve interior finishes, ground and second floors	\$482,652
		New heating distribution and controls, piping and air conditioning to maintain and preserve interior finishes, basement	\$142,502
		Upgrade plumbing	\$57,125
		Provide sprinkler system - 150 heads and supporting mechanical	\$54,529
		4" sprinkler main and controls	\$77,898
2.12b	Electrical	Replace electrical wiring, outlets, switches, fixtures and controls	\$451,161
		Provide smoke detectors and carbon monoxide detectors	\$18,280
		Provide fire alarm system complete with pull stations, exit lights and alarms	\$25,135
		Subtotal Section Activity Cost	\$3,163,779
		General Requirements and fees (18%)	\$569,480
		Design and site conditions contingency (25%)	\$790,945
		Total Estimated Mansion Conservation Costs	\$4,524,204

3 GIBSON INN			
3.1		Demolish 1960s convent and chapel, and dispose of off site	\$196,304
		Rough Chapel Cost Estimate based on Altus Group Construction Cost Guide	
3.2		Chapel construction	\$89,007
3.3		South Wing Repurpose (additional floor)	\$192,662
3.4		Middle Wing Repurpose (additional floor)	\$316,053
3.5		Accommodations Construction (2-story, budget style accommodations)	\$831,994
3.6		Underground Parking Facility (under former dormitory building footprint)	\$403,391
		Subtotal Section Activity Cost	\$2,029,441
		General Requirements and fees (18%)	\$365,299
		Design and site conditions contingency (25%)	\$507,360
		Total Estimated Accommodations Costs	\$2,902,100

Total Estimated Grounds Costs	\$1,710,279
Total Estimated Garden Wall Preservation Costs	\$5,673,694
Total Estimated Dovecote Conservation Costs	\$267,570
Total Estimated Coach House Conservation & Repurposing Costs	\$3,407,380
Total Estimated Mansion Conservation Costs	\$4,524,204
Total Estimated Furnishing Cost	\$2,000,000
Total Estimated Accommodations Costs	\$2,902,100
Total Project Cost	\$20,485,227

Operating Budget & Projected Revenue

Projected 1st Year Operating Expense	Annual		Projected 1st Year Operating Revenue	Annual
Directors Insurance	\$1500		Social Functions	
Liability Insurance	\$1500		Wedding Photography (based on 6-month season @ 3 book- ings per month at City rate)	\$90,000
Building Insurance	\$1200		Ghost Tours/Entertainment Events	\$120,000
Water and Sewer	\$4,000		Corporate Functions	
Natural Gas Heating	\$15,000		Seminars/Retreats (based on 5 bookings per year)	\$25,000
Fuel			Tours	\$1,250
Hydro Electricity	\$20,000			
Building Maintenance	\$5,000			
Repairs				
Inspection Fees	\$1,000		Community Use	
Security	\$7,000		Meetings	\$7,500
Pest Control	\$500		Special Events	\$500
Venue Cleaning	\$8,000		Workshops/Other programming	\$500
Telephone/Internet	\$1,500		Public Sector Use	\$1,000
Grounds Maintenance	\$15,000			

Staffing Costs	\$202,000		
<i>Total 1st Year Operating Expenses</i>	<i>\$283,200</i>		Grants and Donations
Staff cost breakdown			
Grant writer/researcher \$45k		Grants (projection based on revenue from average of 14 qualifying grants then halved)	\$246,250
Site-use coordinator/supervisor/program manager \$45K		A. Lyall Donation	\$1,300
Kitchen Manager \$40k		R. McKee Donation	\$10,000
Cook (\$18/hr at 30hr/wk for 50wks) \$27K		Auchmar Challenge Fund	\$25,000
Assistant Cook /Wait staff (based on 3x pers at \$15/hr at 20hrs/wk for 50wks) \$45k		Total 1st Year Projected Revenue	\$528,300

Initiatives involving third parties

The Trust continues to establish and maintain a wide range of relationships with community groups and operating partners, conservation authorities, municipalities, federal agencies, provincial ministries and agencies, trusts, school boards, universities, historical societies and other non-government organizations.

The following organizations have declared interest in exploring a long-term mutually beneficial partnership with the Trust to date.

- Friends of Auchmar
- ATA Architects Inc.
- Willowbank
- Ontario Historical Society
- Ontario Archaeological Society
- Ontario Museum Association
- Canadian Forces Military Family Resource Centre
- St. Joseph's Hospital Healthcare Hamilton's West 5th Campus
- Neighbour 2 Neighbour
- Niagara Collage
- Hospitality, Family Studies Dept, Sir John A Macdonald Secondary School, HWDSB
- Buchanan's Lodge
- Auchmar Community Advisory Committee

While each body requires a slightly different approach, the Trust will work collaboratively with all stakeholders by:

- ✓ Ensuring terms are clearly set out in contracts/leases/partnership agreements
- ✓ Maintaining strong and open channels of communication
- ✓ Holding regular meetings to review major issues
- ✓ Undertaking regular site audits to ensure optimal stewardship

Expenses and Capital Plan – Fundraising

In consultation with our fundraising consultant, The Goldie Company, a capital fundraising campaign based on the needs of the Trust would encompass three separate campaigns spread over five years. Costs incurred would be 10% of target fundraising goal.

Grants, Sponsorships, and Donations

The Trust has identified several potential funders and donors and has received some initial expressions of conditional support. Many have stated that they are waiting for City approval of the Business Plan before being willing to make a commitment,

Grants

As an example of available revenue potential, the Trust qualifies to apply for the following grants:

Celebrate Ontario Grant
Ontario Trillium Foundation
Edith H. Turner Foundation Fund
Community Museum Operating Grant
Malloch Foundation Grant
Heritage Organization Development Grant
Canadian Cultural Spaces Fund
Museum Assistance Program
Improve Access to Mental Health Care, Services & Support
Benefit Youth in Grades K-12 Grant
Tourism Development Fund
Access Community Capital Fund
Hamilton Future Fund
Bell True Patriot Love Fund

The Trust Shall employ a professional Grant Writer/Researcher in order to maximize potential revenue from all available sources at the Federal, Provincial and Municipal levels.

Governance and Management

The Trust is an Incorporated non-profit organization with 5 Directors and 4 Board Advisers. The Trust will be guided by the Ontario Heritage Trust, The City of Hamilton as well as a Community Advisory Committee to be made up of neighbors of Auchmar and open to all. Initial staffing shall be low, with individuals brought on as an as needed basis as site and program expansion demands.

Attachments:

- a) Auchmar Coach House Proposed Rehabilitation Package – March 2018 by ATA Architects including:
 - 1. An outline specification
 - 2. Floor plans
 - 3. 2 elevations and a model view
 - 4. Photo documentation
 - 5. Preliminary site plan layout
 - 6. Preliminary budget

- b) Sample Letters of Expressions of Interest



PROJECT	AUCHMAR COACH HOUSE
SITE LOCATION	FENELL AVENUE & WEST 2nd STREET - CITY OF HAMILTON
SUBJECT	BUDGET COSTING
DATE	9th MARCH, 2018

COST

DIVISION 01000 - GENERAL

- 1.01- Site supervision, project manager & coordinator
- 1.02- Health & safety, temporary facilities, cleanup & final cleaning etc.
- 1.03- Temporary Construction - Provide, maintain & remove the following
 - a) 1.8M (H) chain link fence hoarding c/w access gates & including sediment control system mounted on the hoarding = 350 L.M.
 - b) Mud mat as required - 10M x 20M = 200 Sq.M.
 - c) Siltation control & protection to existing storm system
 - d) Temporary site signage as required
 - e) Tree fence as required
- 1.04- **Excluded** -All cost associates with bonding, insurance, permits, testing & inspection etc. (Can be provided upon request)
- 1.05- **Excluded** -Winter heat

\$162,750.00

DIVISION 02000 - DEMOLITION/SITE

Work

- 2.01- Demolition (Ref: Interior 6)
 - a) Allowance for interior demolition - Remove doors, frames, windows, concrete slab, stairs, wood/block partitions, shingles and any unwanted components from G/FL & 2nd/FL
 - b) Allowance for abatement as may be required (Lead/asbestos etc.)
 - c) Allowance for site work demolition - Remove fence from south property line, any unwanted vegetation & landscape components from site
- 2.02- Excavation & backfilling for foundation wall repair (Ref: Interior 1)
 - a) Excavate by small machine & by hand to expose the interior side of the foundation wall - 1.2M (W) x 1.2M (Dp) x 82 L.M. = 118 Cu.M.
 - b) Allowance to shore the foundation wall as may be required
 - c) Granular backfill by small machine & by hand upon foundation wall repair is completed = 118 Cu.M.



- 2.03- Excavation & backfilling for new slab on grade (*Ref: Interior 4*)
 - a) Strip & remove existing fill from new SOG area by using small machine - 0.2M (Dp) x 278 Sq.M. = 56 Cu.M.
 - b) Backfill SOG base with 0.2M (Dp) of clear stone by using small machine = 56 Cu.M.
- 2.04- Small machine/hand Excavation & backfilling for an elevator pit (*Ref: Interior 11*)
- 2.05- Small machine/hand Excavation & backfilling for new footing (*Ref: Tacoma Markup drawing*) = 11 Footings
- 2.06- Allowance to establish separate entrance (*Ref: Exterior 30 & ATA's email dated 02/05/18*)
- 2.07- Paving including site rough & finish grading (*Ref: Exterior 35, 36, 37*)
 - a) Outdoor Terrace - Large stone rectangular pavers = 627 Sq.M.
 - b) Driveway - Heavy duty asphalt paving with edge in stone rectangular pavers = 1,300 Sq.M.
 - c) Parking lot - Permeable paving = 1,105 Sq.M.
 - d) Lines/Arrows/Barrier Free Logo painting
- 2.08- Landscaping c/w site rough & finish grading (*Ref: Exterior 34, 40, 44, 45*)
 - a) New sod on 150mm (Dp) top soil = 2,400 Sq.M.
 - b) Allowance for new planting & re-planting
 - c) **Excluded** vegetable garden (By Restaurant)
- 2.09- New fence along south property line = 200 L.M.
- 2.10- **Excluded** - Site Services (Not shown in scope of work summary & dwgs)

Coach House	\$251,560.00
Site Work	\$547,900.00

DIVISION 03000 - CONCRETE

- 3.01- New slab on grade (*Ref: Interior 4*)
 - a) Pour & finish 150 (THk) SOG reinforced with WWM = 278 Sq.M.
 - b) Concrete pump for the work
 - c) Polished concrete finish = 278 Sq.M.
- 3.02- Elevator pit wall & slab (*Ref: Interior 11*)
- 3.03- New concrete footing (*Ref: Tacoma Markup drawing*) = 11 Footings

\$46,800.00



DIVISION 04000 - MASONRY

- 4.01- Foundation wall repair (Ref: Interior 3)
 - a) Remove all adhering soil & residue from foundation wall = 89 Sq.M.
 - b) Repoint foundation wall = 89 Sq.M.
 - c) Parge foundation wall ready for new waterproofing = 89 Sq.M.
- 4.02- Repoint 35% of the exterior stone wall (Ref: Exterior 25) = 120 Sq.M.
- 4.03- Allowance to make good/repair existing masonry walls (Ref: Pictures)
- 4.04- Allowance to cut & patch masonry wall to provide pockets for wood beam bearing (Ref: Tacoma's email dated 02/21/18)
- 4.05- Garden stone walls to remain intact - Noted

\$82,925.00

DIVISION 05000 - MISC. METAL

- 5.01- New Steel stair c/w architectural metal railings from G/FL to 2nd/FL (Ref: Interior 5) = 2 Stairs

\$40,000.00

DIVISION 06000 - ROUGH & FINISH CARPENTRY

- 6.01- White oak wood cap on stair railing (Ref: Interior 5) = 2 Stairs
- 6.02- Frame 2nd/FL with new wood posts, heavy timber & install 3 ply CLT floor planks (Ref: Interior 7, 8, Tacoma Markup drawing, Tacoma's email dated 02/21/18) = 265 Sq.M.
- 6.03- Customed millwork (Ref: Interior 9)
 - a) Stainless steel counter tops/Shelving/cabinets in G/FL Kitchen, G/FL & 2nd/FL Prep Room
 - b) 2nd/FL bar & portable bar
- 6.04- Shiplap siding above tiled wall to u/s of ceiling in G/FL washrooms (Ref: Interior 10) = 21 L.M.
- 6.05- Structural reframing to hips of the two gables & the four (4) dormers above 2nd/FL ceiling (Ref: Interior 17)
- 6.06- Cut & frame roof opening for skylight installation (Ref: Interior 18) = 2 Openings
- 6.07- Paint grade interior wood partition c/w new/reclaimed wood stud framing & sound insulation (Ref: Interior 19)

- a) G/FL = 63 L.M. x \$600.00
- b) 2nd/FL = 72 L.M. x \$600.00
- 6.08- Paint grade wood perimeter wall c/w new/reclaimed wood stud framing, vapour barrier & thermal insulation
 - a) G/FL = 77 L.M.
 - b) 2nd/FL = 77 L.M.
- 6.09- Allowance to replace water damaged wood roof plank with matching salvaged materials (*Ref: Interior 24*)
- 6.10- Repair & replace fascia bargeboard & finials (*Ref: Exterior 26*)
- 6.11- Block up new openings, restore original openings & windows (*Ref: Exterior 28*)
- 6.12- Roof (*Ref: Exterior 31, 32*)
 - a) Replace damaged roof boards with similar reclaimed wood
 - b) New roof sheathing c/w strapping for new shingle roof = 550 Sq.M.
- 6.13- Restore dormer to original appearance (*Ref: ATA Drawing*) = 4 Dormers
- 6.14- New ridge beams at central gables (*Ref: ATA's Email dated 02/21/18*)
- 6.15- Repair existing roof framing (*Ref: Tacoma's Email dated 02/21/18*)

\$483,050.00

DIVISION 07000 - THERMAL & MOISTURE

- 7.01- Foundation wall Repair (*Ref: Interior 3, 4*)
 - a) New waterproofing on foundation wall = 89 Sq.M.
 - b) 50mm rigid insulation on foundation wall = 89 Sq.M.
- 7.02- 2nd/FL ceiling white washed insulation (*Ref: Interior 17*) = 265 sq.M.
- 7.03- New wood shingle roof (*Ref: Exterior 32, 33*)
 - a) Wood shingle roof c/w insulation & waterproofed membrane = 550 Sq.M.
 - b) New galv. metal eavestroughs & downspouts
- 7.04- Allowance for caulking, firestopping & smoke seals

\$108,720.00

DIVISION 08000 - OPENINGS

- 8.01- Glass balustrade for steel stair from G/FL to 2nd/FL (*Ref: Interior 5*) = 2 Stairs
- 8.02- Supply & install interior wood door with vertical wood boarding c/w

wood frame & heavy duty black hardware (Ref: Interior 14, 15)

- a) Single door & frame = 19 Units
- b) Double door & frame = 1 Unit

- 8.03- Skylight above 2nd/FL Corridor (Ref: Interior 18) = 4 Skylights
- 8.04- 2nd/FL Dining Room - Bliss/Noram Historic Industrial Legacy Series glazed wall c/w a pair of door & black hardware (Ref: Interior 23)= 8.8 L.M.
- 8.05- Supply & install exterior doors & frames c/w casing & heavy duty black hardware, insulated Bliss/Noram Historic Industrial window c/w glazing, wood shutter with vertical wood framed in panels & hinged for full swing to stone walls & secured by steel bar inside when closed (Ref: Exterior 27, 29, 41, 42)
 - a) Window = 18 Units.
 - b) Full height window & outer swing door & frame = 4 Units
 - c) Door, transom & door frame c/w a wood shutter by the side = 4 Units
 - d) Double wood outer swing doors & inner sliding French doors = 4 Units
 - e) 2nd/FL - Double operable wood door over full height window = 2 Units

\$182,000.00

DIVISION 09000 - FINISHES

- 9.01- Granite on stair treads & landings (Ref: Interior 5) = 2 Stairs
- 9.02- Washrooms (Ref: Interior 10, 21)
 - a) Wall tile to 1.2M (H) in G/FL washrooms = 21 L.M.
 - b) Wall tile to ceiling height in 2nd/FL washrooms = 58 L.M.
 - c) Porcelain floor tile in G/FL & 2nd/FL washrooms = 38 Sq.M.
 - d) Porcelain tile base in G/FL & 2nd/FL washrooms = 79 L.M.
- 9.03- G/FL drywall ceiling c/w sound insulation = 265 Sq.M.
- 9.04- Floor & base finish
 - a) G/FL wood base to all polished concrete floor areas = 180 L.M.
 - b) 2nd/FL floor finish (TBD) except washrooms = 238 Sq.M.
 - c) 2nd/FL wood base except washrooms = 163 L.M.
- 9.05- Painting
 - a) Paint all windows, doors, frames, shutters
 - b) Paint G/FL drywall ceiling & bulkheads = 265 sq.M.
 - c) Paint G/FL & 2nd/FL wood walls to 9'-0" (Ref: Interior 19) =343 L.M.
 - d) Paint G/FL shiplap siding above wall tile in washrooms (Ref: Interior 10) = 21 L.M.



- e) Paint G/FL & 2nd/FL wood base = 343 L.M.
- f) Paint steel stair's exposed metal components = 2 Stairs
- g) Paint wood sidings at dormer = 4 Dormers

\$157,675.00

DIVISION 10000 - SPECIALTIES

- 10.01- Allowance to supply & install washroom accessories in washrooms
- 10.02- Allowance to supply & install interior/exterior signage & traffic signs such as Stop/Barrier Free Parking/Fire Route sign etc. (Ref: Exterior 38)

\$14,000.00

DIVISION 12000 - FURNISHING

- 12.01- Excluded - Supply & install furniture
- 12.02- Excluded - Supply & install appliance (Ref: Interior 9)
- 12.03- Excluded - Supply & install temporary tent or open version of the Auchmar Summer House (Ref: Exterior 43)
- 12.04- Allowance for window shades & coverings
- 12.05- New gas fireplace & mantle feature in G/FL Tea Room & 2nd/FL Meeting Room (Ref: Interior 20, 22)

\$30,000.00

DIVISION 14000 - CONVEYING SYSTEM

- 14.01- Hydraulic elevator with stainless steel interior & porcelain tile floor (Ref: Interior 11)
- 14.02- Kitchen dumb waiter (Ref: Interior 16)

\$100,000.00

DIVISION 015000 - MECHANICAL

- 15.01- Supply & install mechanical work including Plumbing, Drainage, HVAC & Fire Suppression System (Re: Millennium's email dated 02/20/18)



15.02- Excluded - Supply & install main feed of gas line & gas meter (By local Gas Provider)

\$180,000.00

DIVISION 016000 - ELECTRICAL

16.01- Electrical Work (Ref: Interior 12, 13, Exterior 39 & Millennium's email dated 02/20/18)

- a) Site electrical work & bollard lightings
- b) Coach House electrical work, upscale wall scones, seven (7) hanging fixtures c/w LED lighting throughout & including Communication, Data, Fire Alarm & Security System

16.02- Excluded - Supply & install a new Hydro Transformer if required (By local Hydro Provider)

<i>Coach House</i>	<u>\$140,000.00</u>
<i>Site Work</i>	<u>\$30,000.00</u>

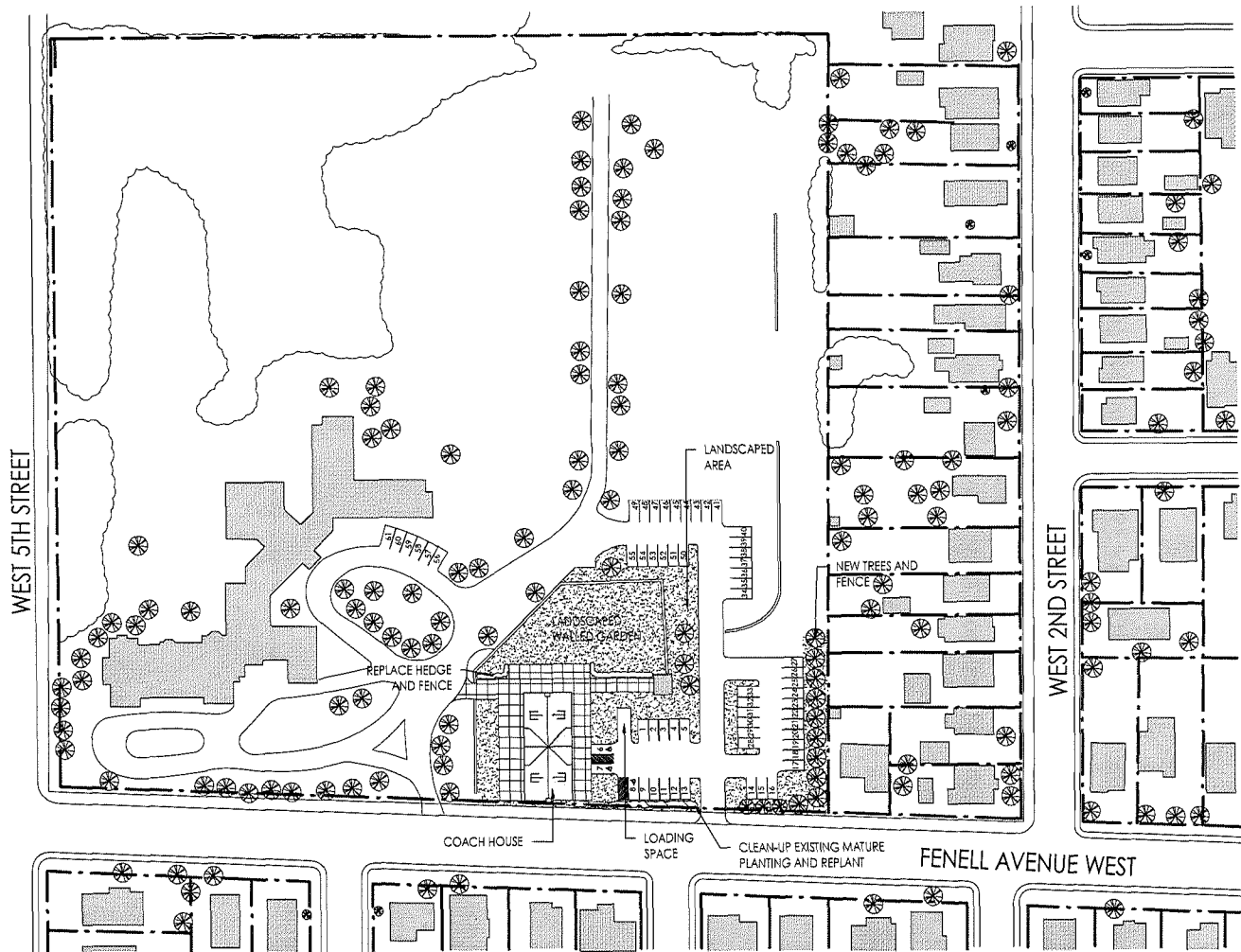
SUB - TOTAL	\$2,557,380.00
CONTRACTOR FEE	\$200,000.00
TOTAL BUDGET	\$2,757,380.00
	(13% HST EXTRA)

COST SUMMARY

> <i>Div. No. 01 Cost</i>	\$162,750.00
> <i>All site work (Shown in BLUE)</i>	\$577,900.00
> <i>Coach House</i>	\$1,816,730.00
> <i>Contractor Fee</i>	\$200,000.00

TOTAL \$2,757,380.00

A.Blair Chalmers
 President
 RUTHERFORD CONTRACTING
 Cell: 416-587-5317
 Office: 905-726-4882
 bchalmers@ruthcon.ca



PHASE 1 PARKING CALCULATIONS:

UNDER CITY OF HAMILTON ZONING BY-LAW NO. 6593

BASED ON RESTAURANT = COMMERCIAL USE

BASED ON PROPOSED OCCUPANT LOAD OF 131 PEOPLE

MINIMUM NUMBER OF REQUIRED PARKING SPACES FOR RESTAURANT = 1 SPACE PER 6 PERSONS (TABLE 1 - MINIMUM REQUIRED PARKING FOR RESIDENTIAL, INSTITUTIONAL, PUBLIC AND COMMERCIAL USES)

$131 \div 6 = 21.8 = 22$ PARKING SPACES
SITE PLAN PROVIDES 61 PARKING SPACES

(TABLE 4 - MINIMUM REQUIRED LOADING SPACE FOR COMMERCIAL USES)

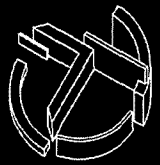
FLOOR AREA OF BUILDING SQ.M.
= 582 SQ.M. (450 - 900 SQ.M.) = 1 LOADING SPACES

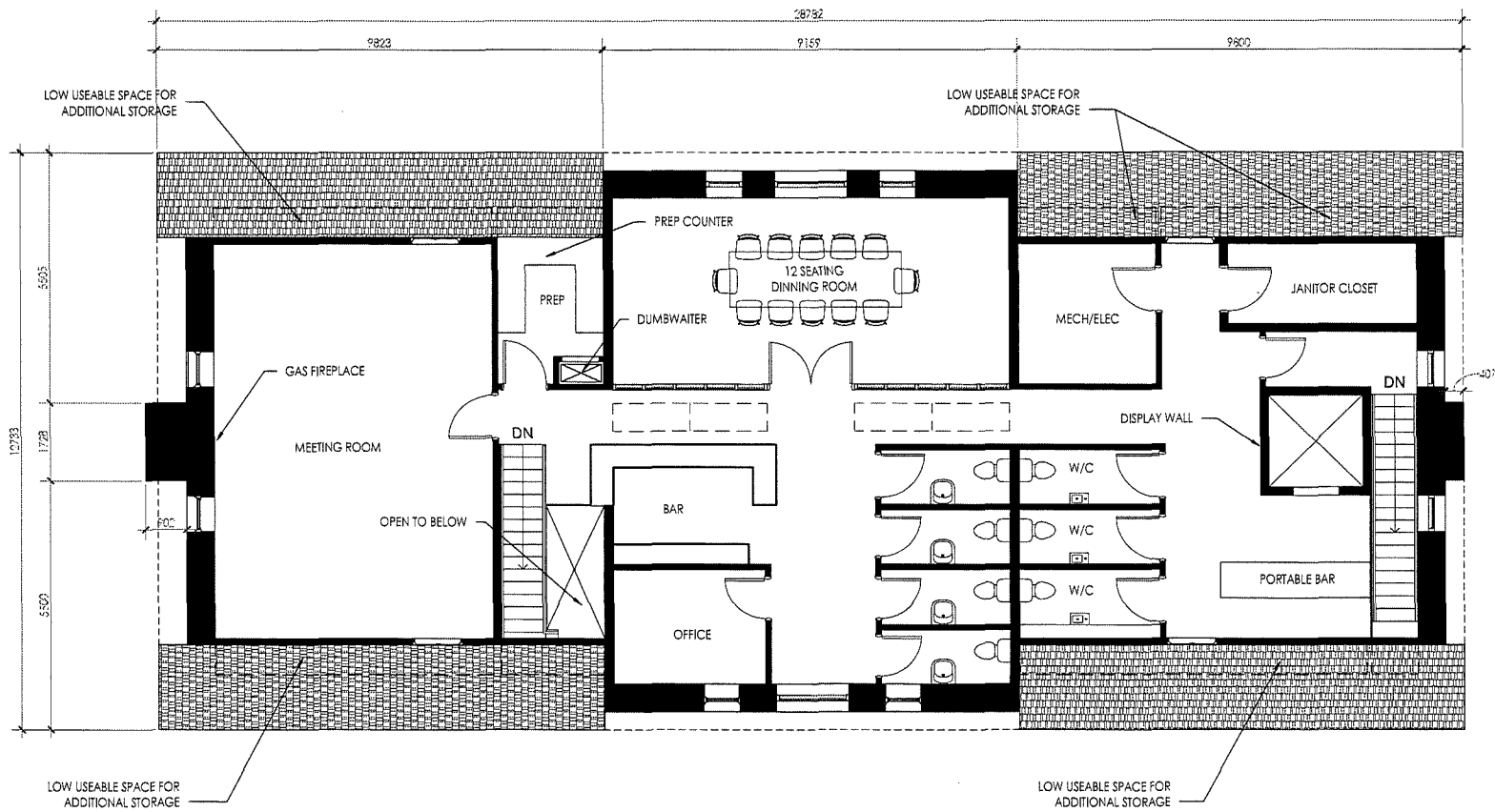
BASED ON CITY OF HAMILTON BARRIER-FREE DESIGN GUIDELINES THE RATIO OF ACCESSIBLE PARKING SPACES IS 1:25 (S.1.6.1.C)

$61 \div 25 = 2.44 = 3$ ACCESSIBLE PARKING SPACES

ATA ARCHITECTS

**AUCHMAR COACH HOUSE
PHASE 1 SITE PLAN**





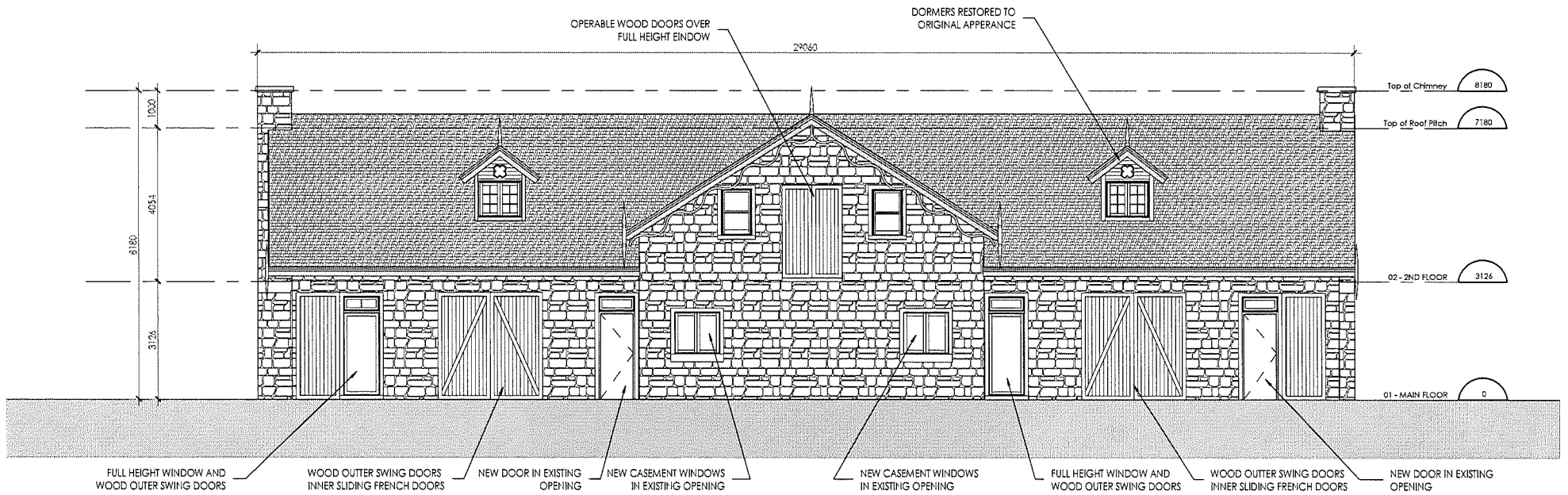
SCALE 1:100



ATA ARCHITECTS

**AUCHMAR COACH HOUSE
SECOND FLOOR**

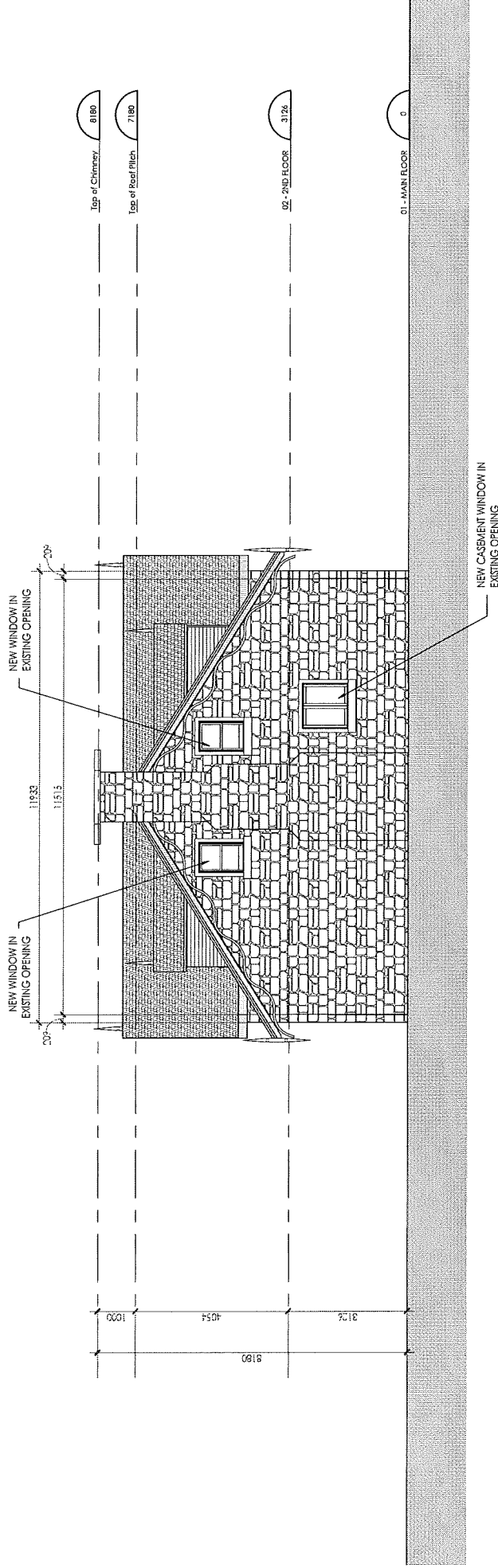




ATA ARCHITECTS

**AUCHMAR COACH HOUSE
WEST ELEVATION**





ATA ARCHITECTS

AUCHMAR COACH HOUSE NORTH ELEVATION

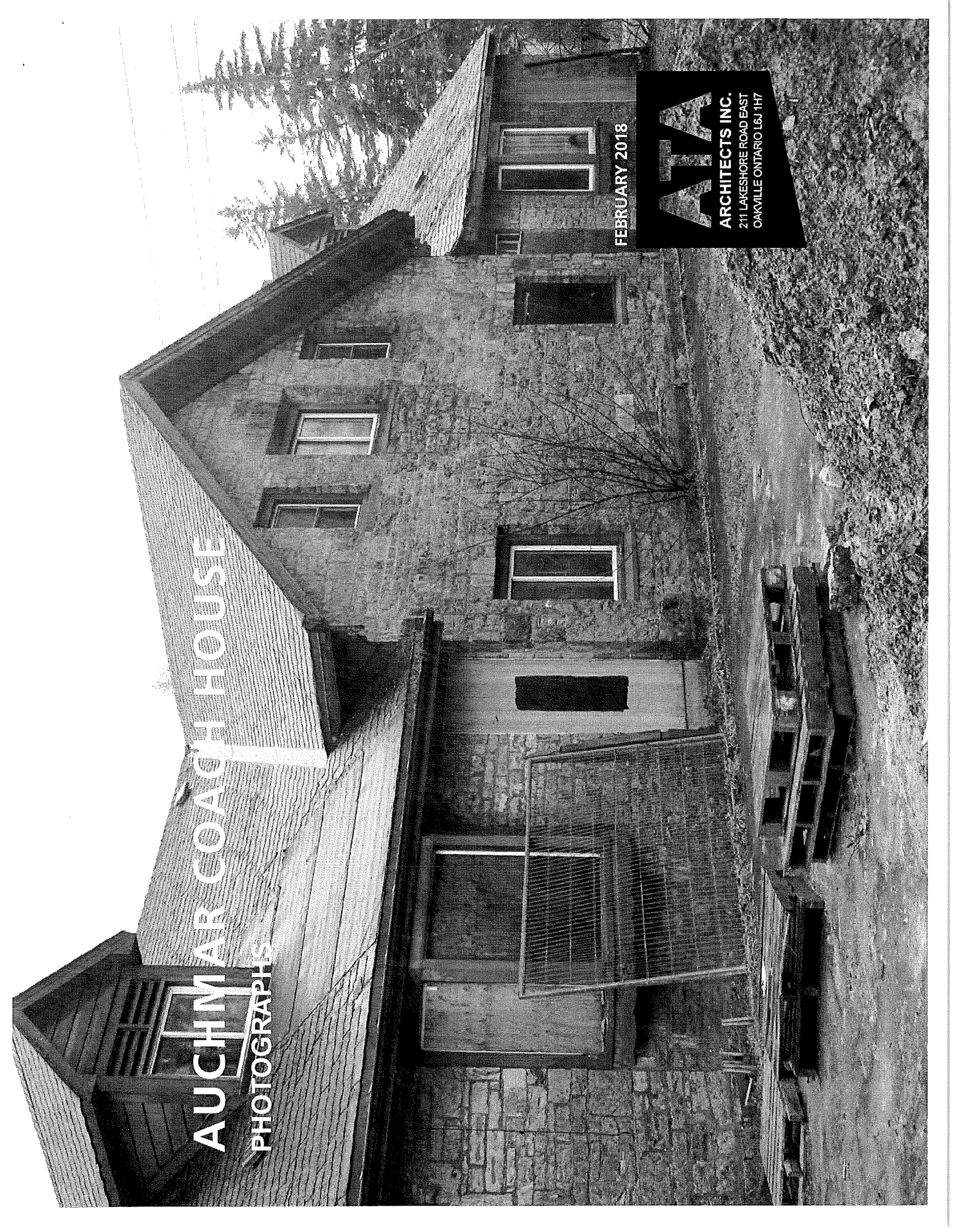


AUCHMAR COACH HOUSE
PHOTOGRAPHS

FEBRUARY 2018



ARCHITECTS INC.
211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

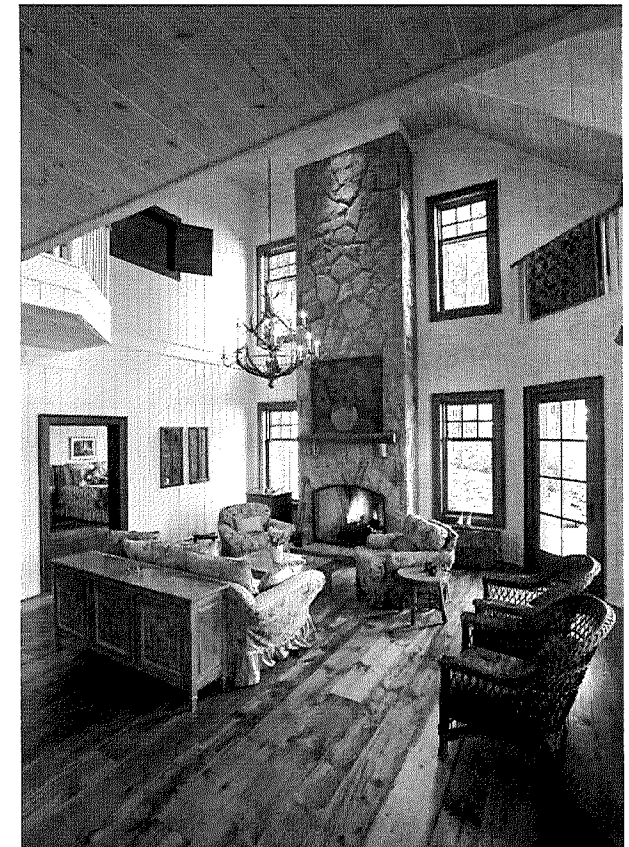


COACH HOUSE, OUTLINE SCOPE OF WORK FOR BUDGET PURPOSES

(All the following will have to go through eventually a detailed review process)

Interior

- 1) Excavate the perimeter of the building by hand and small machine
- 2) Archeologist on site, review materials if found
- 3) Repoint, parge, waterproof foundation wall
- 4) New ground floor, concrete slab – perimeter insulation and compacted granular fill, polished finish / option saw cut, repair and levelling coat, polished
- 5) New steel staircases – granite treads, steel and class railings – railings cap – wood – white oak
- 6) Existing wood and block partitioning to be removed, existing stair to be removed
- 7) Heavy timber second floor construction, reframing will be required to remove the numerous partitions – wood is salvageable on ground floor
- 8) Floor construction = 3 ply CLT panels, flooring reclaimed wood - wide boards
- 9) New kitchen, stove/hood + grill + hood, upright fridge and freezer, commercial dishwasher. Stainless steel countertops, sinks, stainless steel shelving and cabinets
- 10) New washrooms – walls tiled to 4'-0", upper portions – wood shiplap siding painted (ground floor)
- 11) Hydraulic Elevator, elevator pit, stainless steel interior, porcelain tile floor
- 12) LEED lighting throughout
- 13) Upscale interior wall sconces – contemporary versions of traditional lighting forms, include for seven (7) specialty hanging fixtures
- 14) Solid wood doors 2 1/4" thick - vertical boarding framed
- 15) Black hardware, heavy duty
- 16) Dumb waiter for kitchen
- 17) 2nd floor ceiling – exposed structure white washed – insulation on the exterior of the roof, hips of the two gables and the dormers require structural reframing
- 18) Skylight along corridor
- 19) Partitions to be painted wood in lieu of drywall
- 20) Gas fireplace and mantel feature
- 21) Second floor washrooms drywall finish above tile, tile floors
- 22) 2nd floor gas fireplace in meeting room
- 23) Glazing for 2nd floor corridor to be Bliss/Noram Historic Industrial Legacy series
- 24) Roof planks to be replaced due to water damage, replace with similar salvaged wood (exposed)



Example of proposed interior finishes (i.e. painted wood and reclaimed wood floor).

AUCHMAR HOUSE - PHOTOGRAPHS

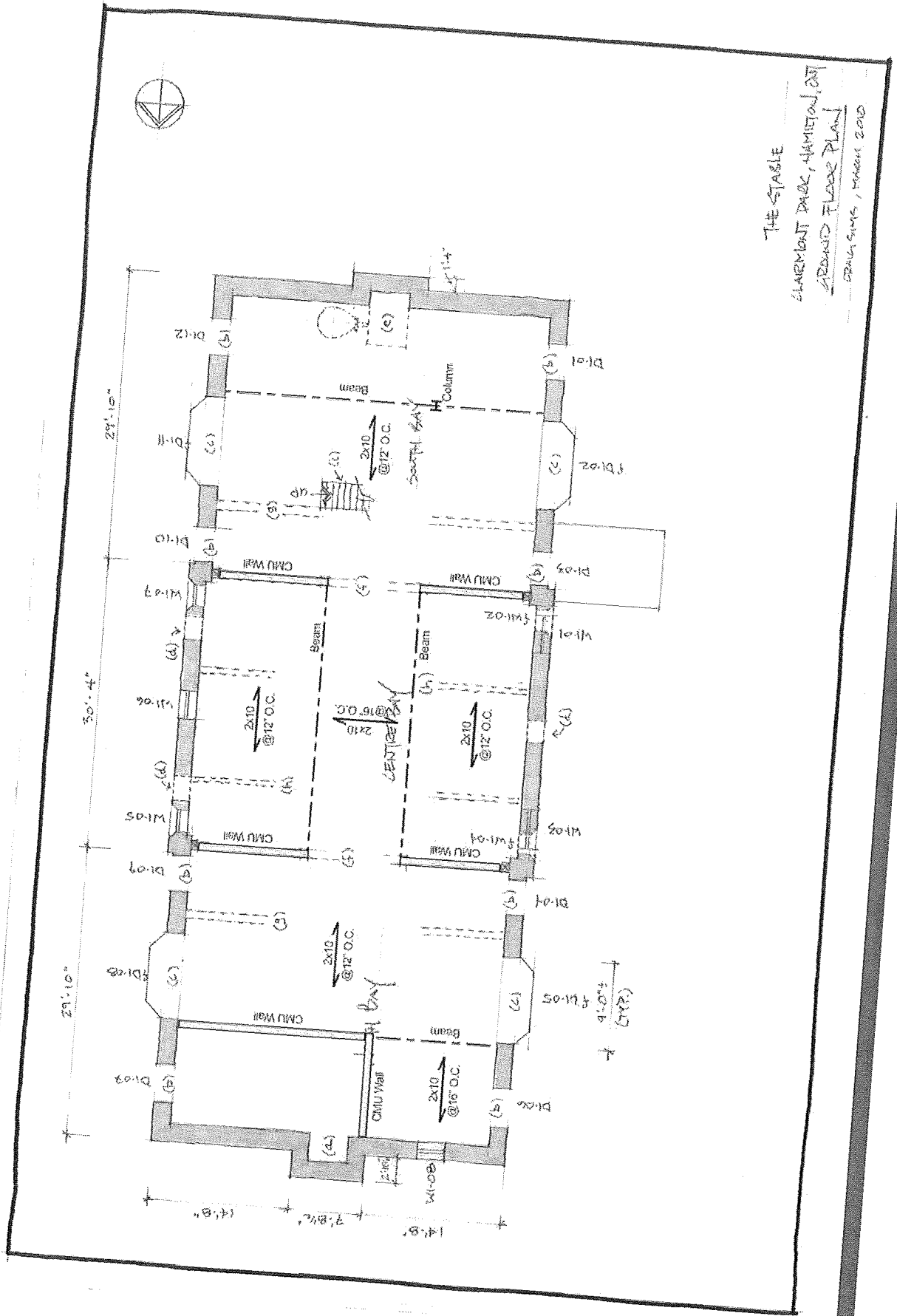
COACH HOUSE, OUTLINE SCOPE OF WORK FOR BUDGET PURPOSES

Exterior

- 25) Repoint 35% of exterior stone wall area
- 26) Repair and replace fascia bargeboard and finials
- 27) Existing windows to be replaced where beyond salvage with wood windows
- 28) Block up new openings, restore original openings and windows
- 29) New windows behind shutters and doors to be insulated Bliss/Noram Historic Industrial.
Shutters to be vertical wood framed in panels, hinged for full swing to stone walls - secured by steel bar inside when closed
- 30) Establish separate entrance
- 31) Replace damaged roof boards, numerous locations, with similar reclaimed wood
- 32) Roof strapped and insulated on the exterior – wood shingles
- 33) New galvanized metal eavestroughs and downspouts
- 34) New sodding
- 35) Outdoor terrace – large stone rectangular pavers
- 36) Asphalt driveway edge in stone rectangular pavers
- 37) Permeable paving in the parking lot
- 38) Discreet signage
- 39) Parking lot, driveway and parking lot bollards (lighting)
- 40) Landscaping allowance (planting and sod), replace hedge separating position of walled garden from building and fence
- 41) All doorways to be barrier free AODA compliant
- 42) Barrier Free access at the main rear and front entrances.
- 43) Walled Garden at a later date, could perhaps have a temporary tent or an open version of the Auchmar Summer House to be used
- 44) New treed border separating parking from adjacent residential
- 45) Horticultural society - plant floral garden, restaurant to replant vegetable garden - garden to table service

AUCHMAR HOUSE - PHOTOGRAPHS

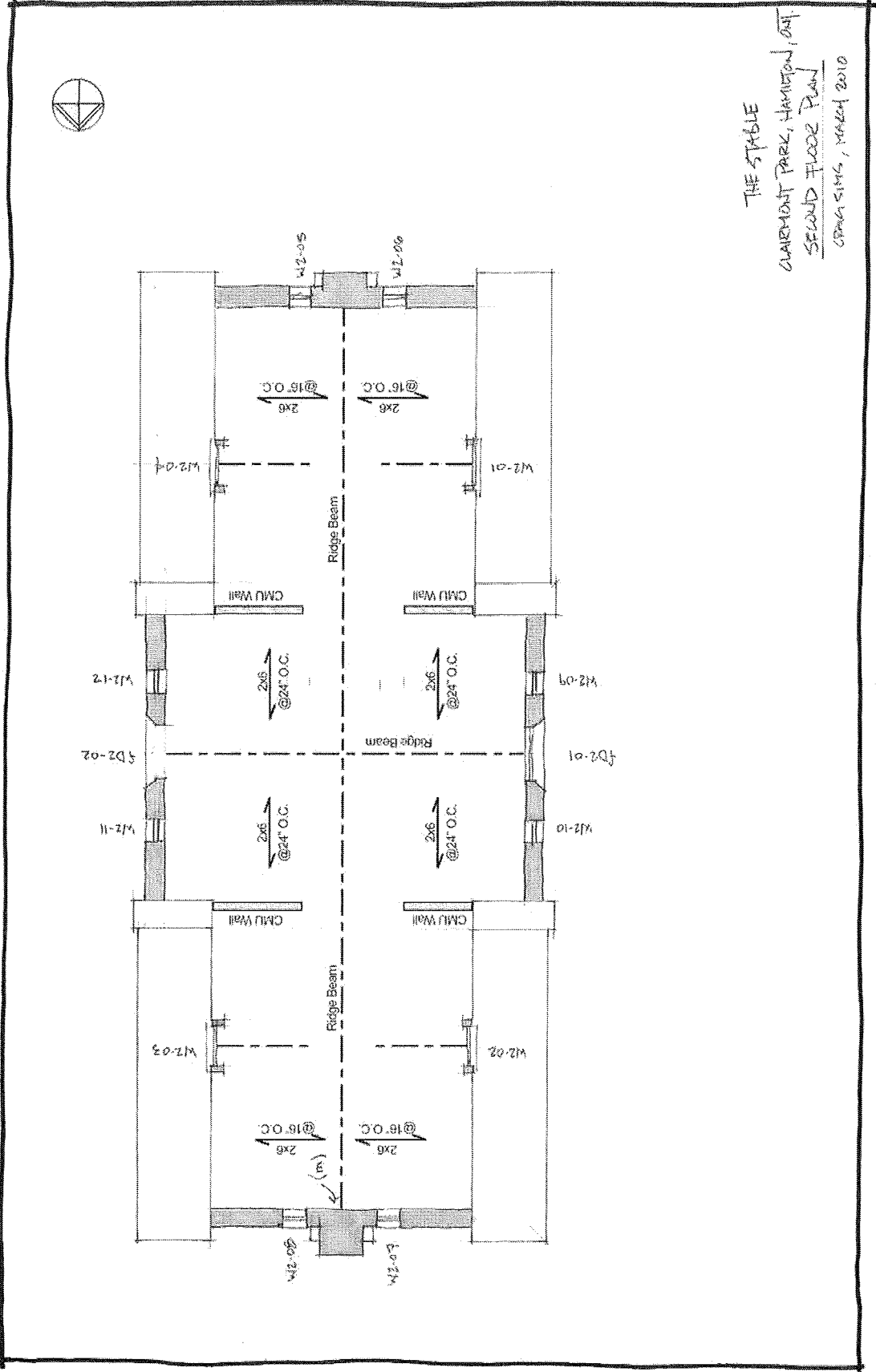
EXISTING CONSTRUCTION



THE STABLE
 CLARKE BARR, HAMILTON, ONT
 FLOOR PLAN
 2010

AUCHMAR HOUSE - PHOTOGRAPHS

EXISTING CONSTRUCTION



COACH HOUSE, OBC ANALYSIS

- Proposed Restaurant - Group A Division 2 occupancy
- Building area - based on ground floor, to the outside surface of the exterior walls = 326 sq.m.
- 3.1.17.1 Occupant Load
 - > Assembly uses
 - > Space with Fixed Seating (3.1.17.1. (1) (a) the number of seats in an assembly occupancy having fixed seats,
 - > Dinning 1.10 person/sq.m.
 - > Total Fixed Seating
 - GF – Tea Room = 44
 - GF – Dinning Room = 52
 - SF – Dinning Room = 16
 - SF – Meeting Room = 15
 - SF – Office = 4
 - > Total 131 seating (112 seating)
- 3.7.4.3.D. Item # 4 106 -135 = 4 w/c each + 2 w/c employee (per sex)
- 3.8.2.3 Universal Washroom 1 shall be universal
- 3.2.2.25 - Group A, Division 2, up to 2 storeys
 - > Permitted if building area is
 - 800 sq.m. facing 1 street
 - 1,000 sq.m. facing 2 streets
 - 1,200 sq.m. facing 3 streets
 - > Permitted combustible or noncombustible construction used singly or in combination
 - > Floor assemblies of combustible construction shall have a Fire Resistance Rating not less than 45 mins

- > Roof assembly of combustible construction shall have a Fire Resistance Rating not less than 45 mins
- > Load bearing walls, columns and arches supporting an assembly requiring an Fire Resistance Rating shall,
 - have a Fire Resistance Rating not less than 45 mins or,
 - noncombustible construction

OBC Matrix - Part 11

Project Summary: The conversion of an existing heritage building, formerly a Coach House, into a restaurant.			
Consultant: ATA Architects Inc. Name of Project: Auchmar Coach House Restoration/Conversion Location: 88 Fennell Avenue, Hamilton			
Item	Ontario's 2012 Building Code Data Matrix - Part 11 - Renovation of Existing Building		OBC Reference
11.1	Existing Building Classification	Describe Existing Use: Residential Construction Index: Existing = 1 C.I. Proposed = 5 C.I. Hazard Index: Existing = 3 H.I. Proposed = 4 H.I.	11.2.1 T11.2.1.1A T11.2.1.1B to N
11.2	Alteration to Existing Building is:	Extensive Renovation	11.3.3.1 11.3.3.2
11.3	Reduction in Performance Level	Structural: Yes By increase in Occupancy: Yes By change of Major Occupancy: Yes Plumbing: Yes Sewage system: Yes	11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5

AUCHMAR HOUSE - PHOTOGRAPHS

EXTERIOR PHOTOS OF AUCHMAR COACH HOUSE



East elevation - Repair of roof required, block up new openings and restore original openings, repoint 25% of exterior stone.

EXTERIOR PHOTOS OF AUCHMAR COACH HOUSE



View of the garden behind the Coach House on the east, enclosed by stone walls. Dovecote visible on right edge of photograph. Restore portion of hedge and fence.

AUCHMAR HOUSE - PHOTOGRAPHS

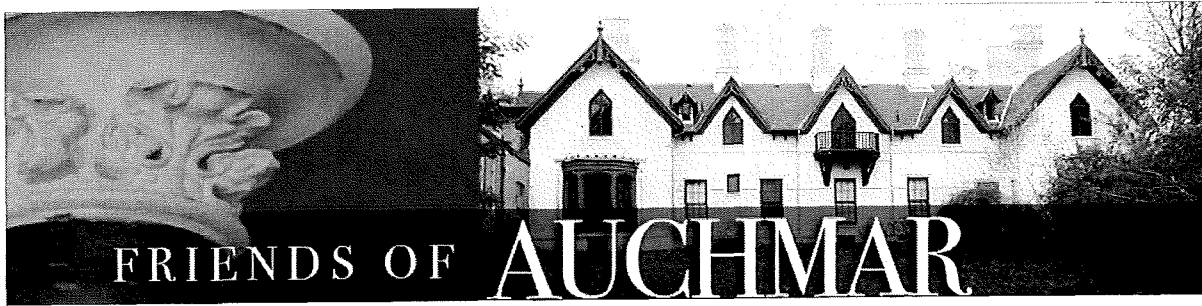
EXTERIOR PHOTOS OF AUCHMAR COACH HOUSE



Dovecote in its original condition at left hand side of photograph.



Wooden fence



March 20, 2018.

Mr. Brian Buckle, Chair,
13th Battalion Auchmar Heritage Trust
Hamilton, Ontario.

Dear Mr. Buckle,

The Friends of Auchmar Board appreciates the recent update provided by yourself, Mr. Richard Moll and Mrs. Anne Habert, about the plans for the adaptive re-use of the Auchmar Estate by the 13th Battalion Auchmar Heritage Trust.

On behalf of the Friends of Auchmar Board, this letter, expresses the support of the Friends of Auchmar Board, in principle, of the 13th Battalion Auchmar Heritage Trust proposal for the adaptive re-use of the Auchmar Estate.

Sincerely,

John Kajaste
Friends of Auchmar Board, Secretary



**The Hamilton Mountain
Heritage Society**
(Founded in 1996)

P.O. Box 60506, Mtn Plaza R.P.O.,
Hamilton, ON, L9C 7N7
hamiltonheritage1@gmail.com

Hamiltonheritage.ca

March 20, 2018.

Mr. Brian Buckle,
Chairman, Board of Directors,
13th Battalion Auchmar Heritage Trust
Hamilton, Ontario.

Dear Mr. Buckle,

The Hamilton Mountain Heritage Society supports, in principle, the efforts of the 13th Battalion Auchmar Heritage Trust and their proposal for the adaptive re-use of the Auchmar Estate, located at the corner of West 5th Street and Fennell Avenue on Hamilton Mountain.

Inasmuch as the purpose of our Society is to recover, record and preserve the history and heritage of the Mountain we consider the restoration and preservation of the Auchmar Estate to be an integral part of our mandate. We have witnessed the demise and demolition of some of the Mountain's built heritage and believe that now is the time to act to assure that Auchmar does not become another victim: hence our support of these efforts.

Sincerely,

Robin McKee
President, Hamilton Mountain Heritage Society