



Golden Plough Lodge (GPL) and Northumberland
County Archives and Museum (NCAM)
Redevelopment Project Update

Delegation at Town of Cobourg Council - June 1, 2020

GPL & NCAM Project

- ▶ Presentation Outline:
 - ▶ History of GPL/ NCAM
 - ▶ Project Background
 - ▶ Project Location and Site Plan
 - ▶ Floor Layouts and Renderings
 - ▶ Project Cost Estimate and Schedule
 - ▶ Consultations with Neighbours & Courthouse Road
 - ▶ Submission Status and Next Steps
 - ▶ Project Contact Information



History of the GPL

- ▶ The County has operated a facility at the location of the existing Golden Plough Lodge (GPL) for two centuries, it has reached the end of its useful life
- ▶ New home will be built by 2022 to meet funding requirements
- ▶ County's demographics:
 - ▶ 26% of population: >65 years
 - ▶ As our population ages, need and complexity of care increases
- ▶ The new GPL will continue to provide our residents with high quality, resident-centred care

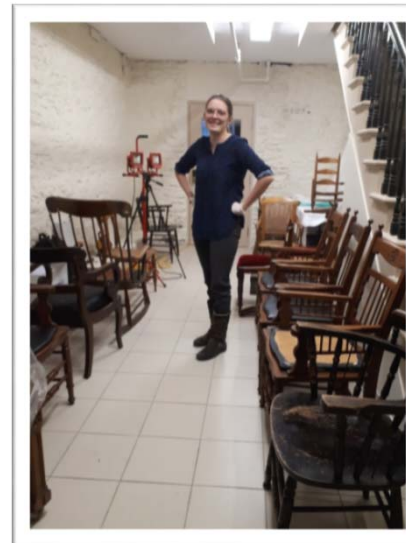
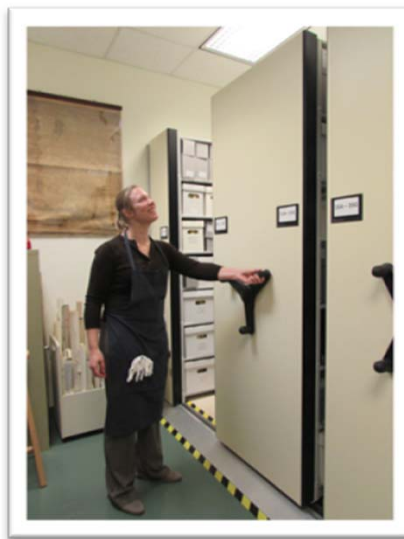
Northumberland County Archives

- ▶ In 2012, the County began to manage the existing Cobourg District Historical Society (CDHS) Archives
 - ▶ Expanded mandate to serve the entire County
- ▶ Operates as a public research facility in the Cobourg Public Library
 - ▶ Collect archival materials from private donors, businesses, organizations
 - ▶ Provide access and research assistance to local and international researchers
 - ▶ Official repository for member municipalities



The New Northumberland County Archives and Museum (NCAM)

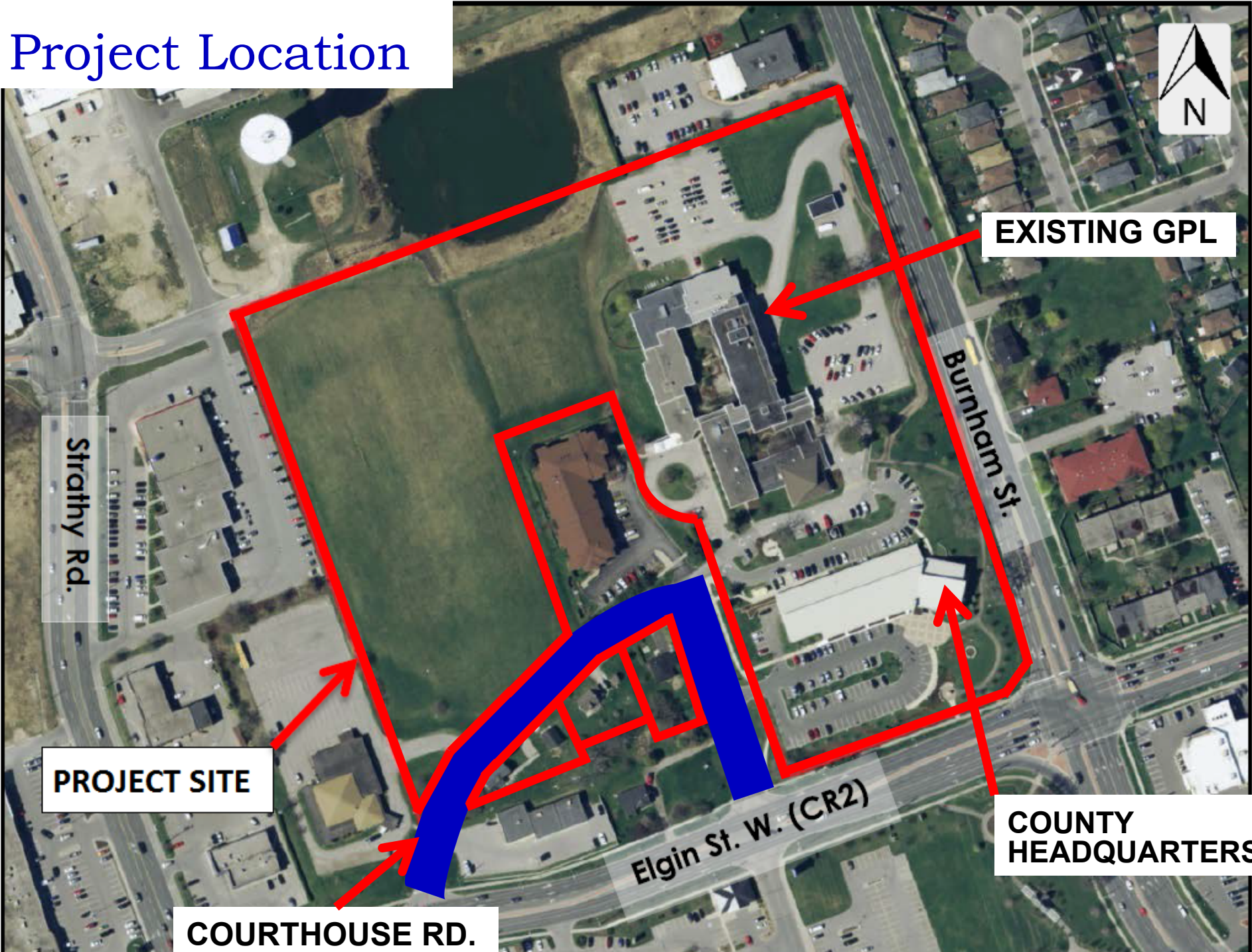
- ▶ New Archives and Museum and integrated partnership with GPL allows for:
 - ▶ Expansion of services to offer programming for our greater community and GPL residents
 - ▶ Display and exhibition space to showcase diverse range of County stories
 - ▶ Innovative opportunities for social engagement and community building
 - ▶ Improved storage conditions and expanded capacity for future collecting



Project Background

- ▶ GPL: Existing facility: 151 beds ~100,000 SF New facility: 180 beds, ~200,000 SF
- ▶ New NCAM: ~6000 SF
- ▶ Pursuing LEED Silver Certification
- ▶ Project initiated in 2016 – Pre-Design and Conceptual Endorsed by County Council in 2017
- ▶ April 2018: Salter Pilon Architecture was retained
- ▶ Construction of the project will progress in three phases:
 - Phase One: Construction of the new GPL/Archives & Museum
 - Phase Two: Demolition of the existing GPL
 - Phase Three: Site remediation and Campus siteworks

Project Location



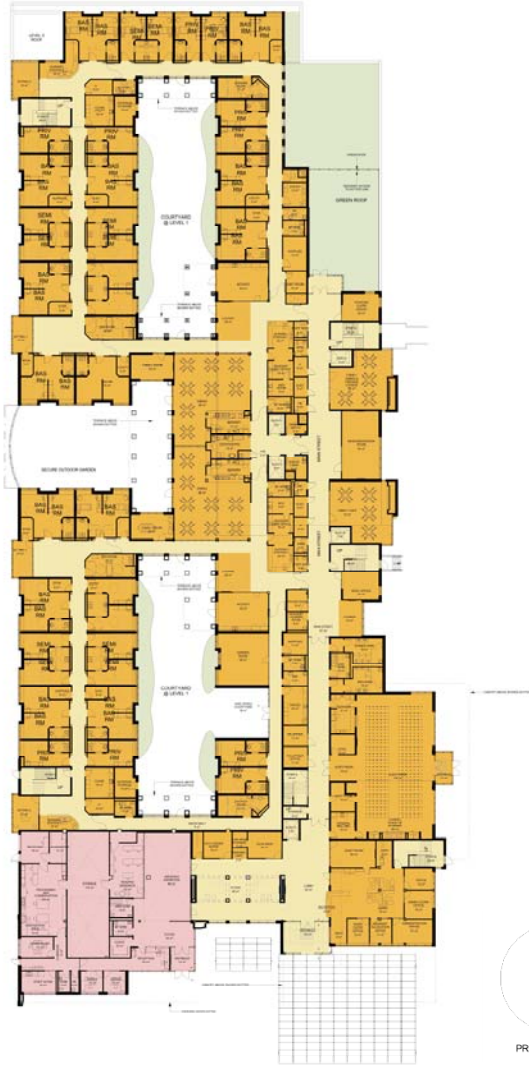
Site Plan



Site

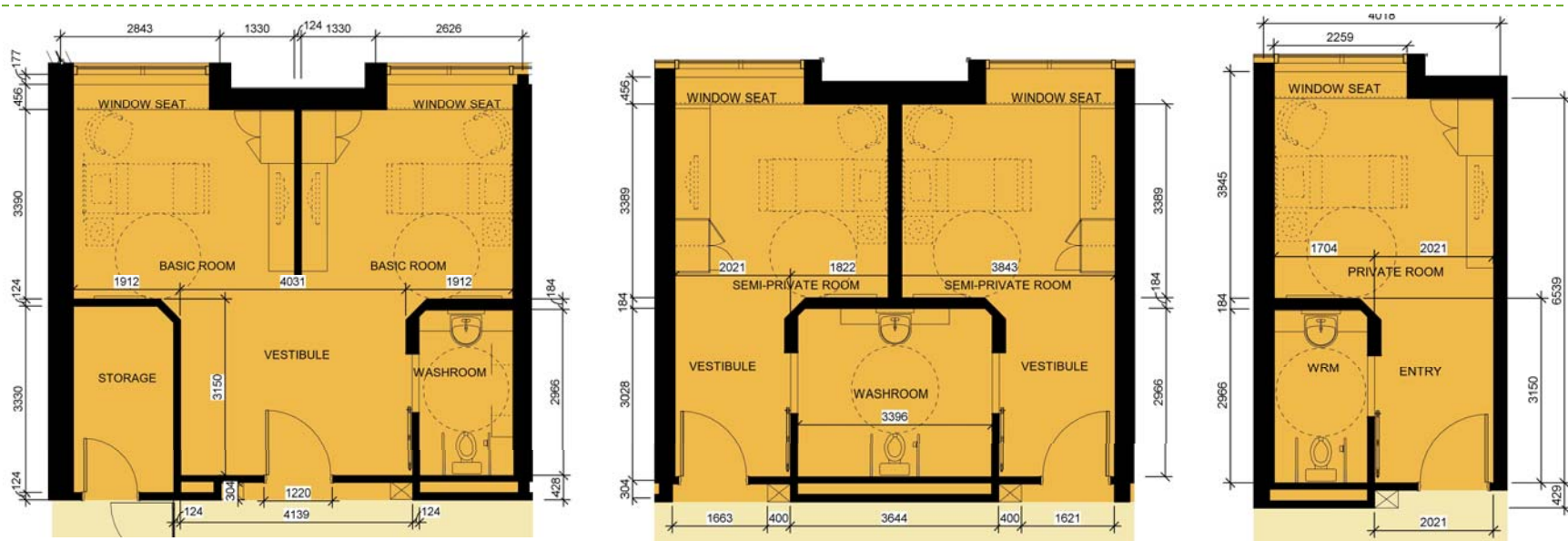
- ▶ Existing GPL demolished and replaced with park space
- ▶ Visitor parking lot to the south, staff parking lot to the north
- ▶ Landscaped walking paths around GPL and site will be created for pedestrians and will allow for active transportation
- ▶ Bus stop relocated to be across from Halcyon Place

Level 1 (Repeated on Levels 2&3)



- ▶ Total building: ~ 200,000 SF
- ▶ 3 Storey building with a lower service level
 - ▶ RHA's arranged around internal courtyards linked by a "Main Street"
- ▶ Overall Program
 - ▶ Front entrance for both GPL and NCAM connected by the main Lobby and Foyer
 - ▶ Reception and Administration (Level 1)
 - ▶ Chapel/Spiritual Room and Auditorium (Level 1)
 - ▶ Main Street with Family Café and Dining, other amenity spaces (Level 1, other amenities are on Levels 2 & 3)
 - ▶ Special Care RHA (Level 1)
 - ▶ Typical RHA
 - ▶ Secure outdoor space
 - ▶ Internal courtyards
 - ▶ Similar floor plan layouts on Levels 2 & 3

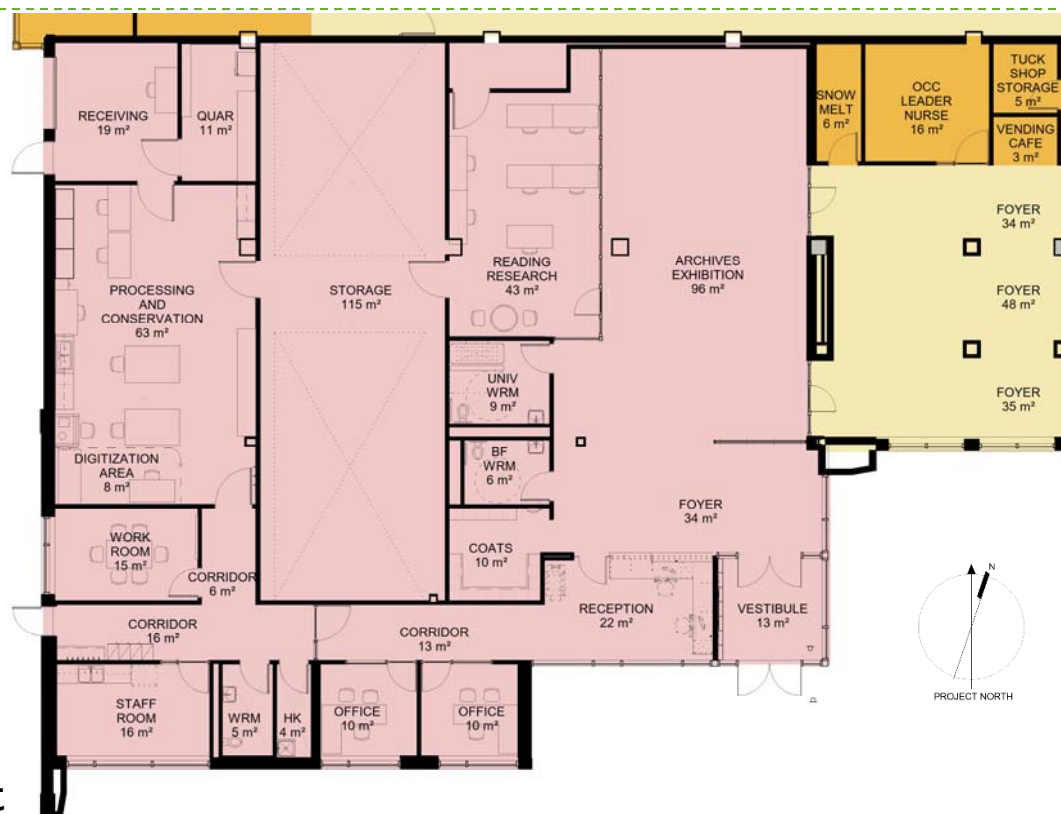
Resident Rooms



▶ Resident Rooms

- ▶ 18 Basic rooms with shared Washroom, 8 Semi Private rooms with shared Washroom and 6 Private rooms with private Washroom for a total of 32 residents in each RHA
- ▶ Resident rooms are slightly larger than model of care standards to allow for better circulation and patient care
- ▶ Each resident space will have a large window for viewing the landscape
- ▶ Front door shadow boxes will be provided for each resident to distinguish a feeling of home
- ▶ Clean and warm interior finishes to provide a comforting feeling
- ▶ Room dividing walls designed with the ability to be removed for changing resident room type demographics

The New Northumberland County Archives and Museum (NCAM)



- ▶ 6,000 square feet
- ▶ Separate front entrance for GPL and Archives with a Lobby and Foyer that can be opened up to allow for a connection to both spaces.
- ▶ Two reception points for enhanced security
- ▶ Opening in late 2022

Design and Sustainability

- ▶ The project is targeting a LEED Silver designation
- ▶ The LEED Silver design goes beyond the minimum for OBC, Ministry of Health and County Standards for energy performance.
- ▶ Specific attention to Resident and Staff comfort based on Ministry Guidelines
- ▶ Sustainable Design Includes but is not limited to
 - ▶ Natural light to all Resident Rooms and Common Spaces
 - ▶ Energy efficient mechanical systems
 - ▶ LED lighting and occupancy sensors
 - ▶ Construction Materials with high organic composition
 - ▶ Locally sourced materials
 - ▶ Green roofs, both active and non-active
 - ▶ Native plant species that are drought resistant
 - ▶ Access to fresh air in Resident Rooms and at Outdoor Courtyards and Terraces
 - ▶ Bird friendly glazing to protect flying birds

GPL and NCAM Front Entrance



GPL South West View



GPL SECURE COURTYARD



Elevations

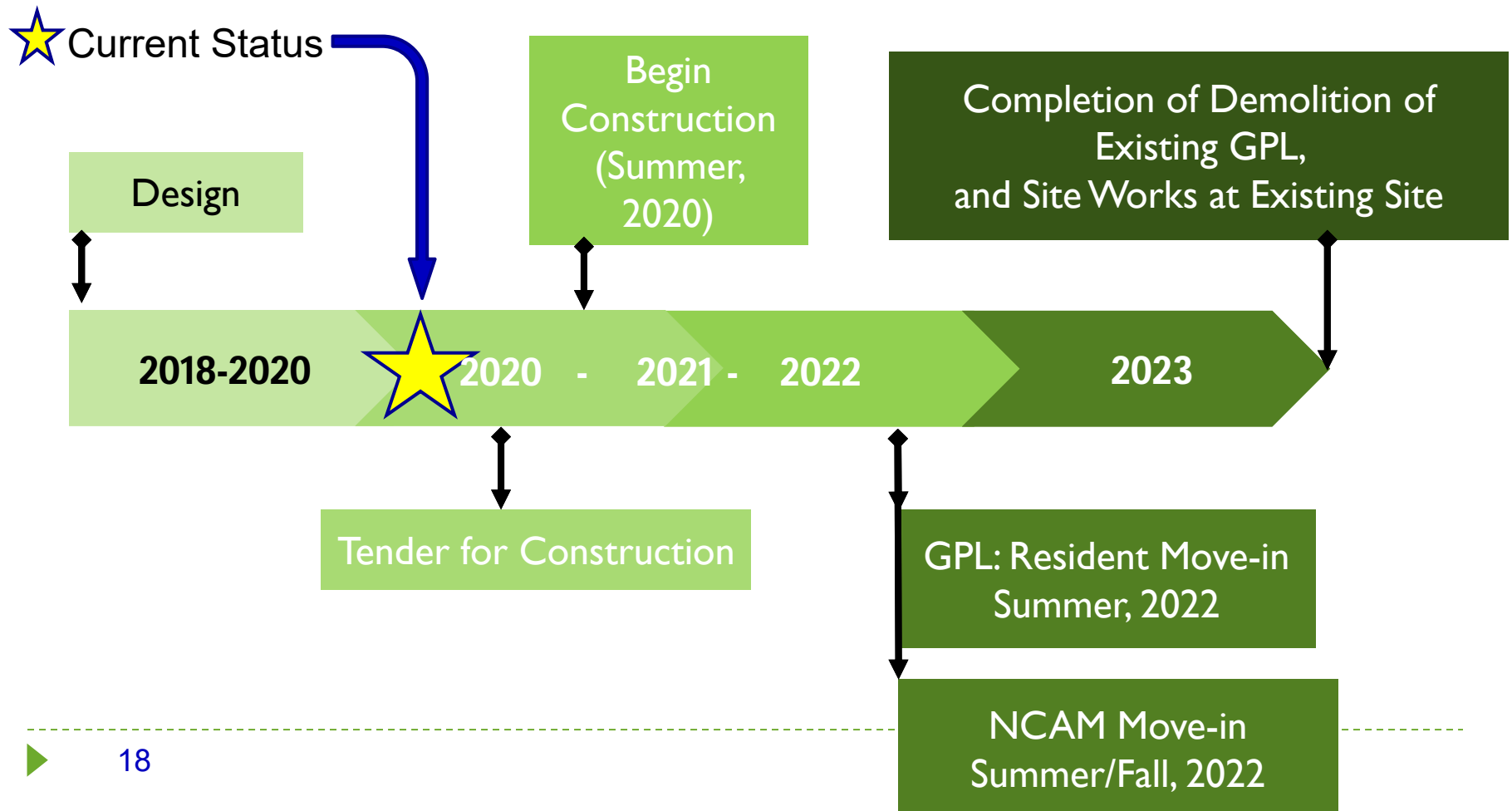


Elevations



Cost Estimate & Schedule

- ▶ Approximate cost - \$80M, (~\$100M with soft costs)
- ▶ Design is being finalized
- ▶ Pre-Qualification of General Contractors, Electrical, Mechanical and Structural Sub-Contractors was completed in January, 2020



Consultations With Our Neighbours & Courthouse Road

Consultation with our Neighbours

- ▶ Consultations began in the Pre-Design stage (2016) and are still ongoing:
 - ▶ Church On The Hill
 - ▶ Halcyon Place
 - ▶ Retail Building, 1000 Elgin Street W (EasyHome, Mr. Zylka)
 - ▶ Residence on Elgin Street, 978 Elgin Street W (Mr. Holkema)

Consultations with the Town of Cobourg on Courthouse Rd

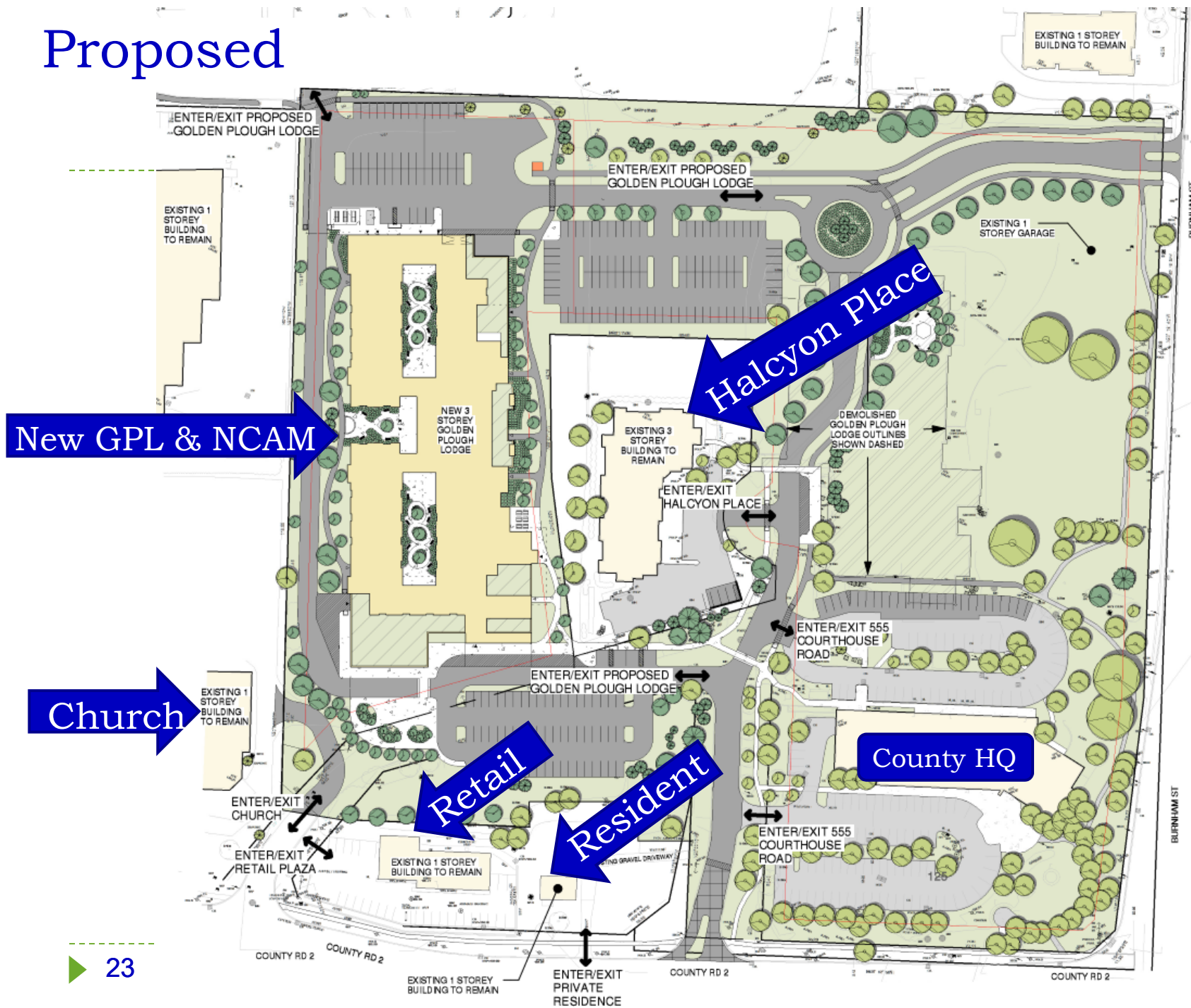


- ▶ Discussions began with CAO Mr. Stephen Peacock in 2017
- ▶ Demonstrates our great collaboration with the Town
- ▶ County ownership and closure of Courthouse Road is imperative to the success of this project

Existing



Proposed



Consultations

- ▶ **Church On The Hill**

- ▶ Access will be via a driveway to Elgin Street

- ▶ **Halcyon Place**

- ▶ Access will be moved from Courthouse Rd to the internal campus Road

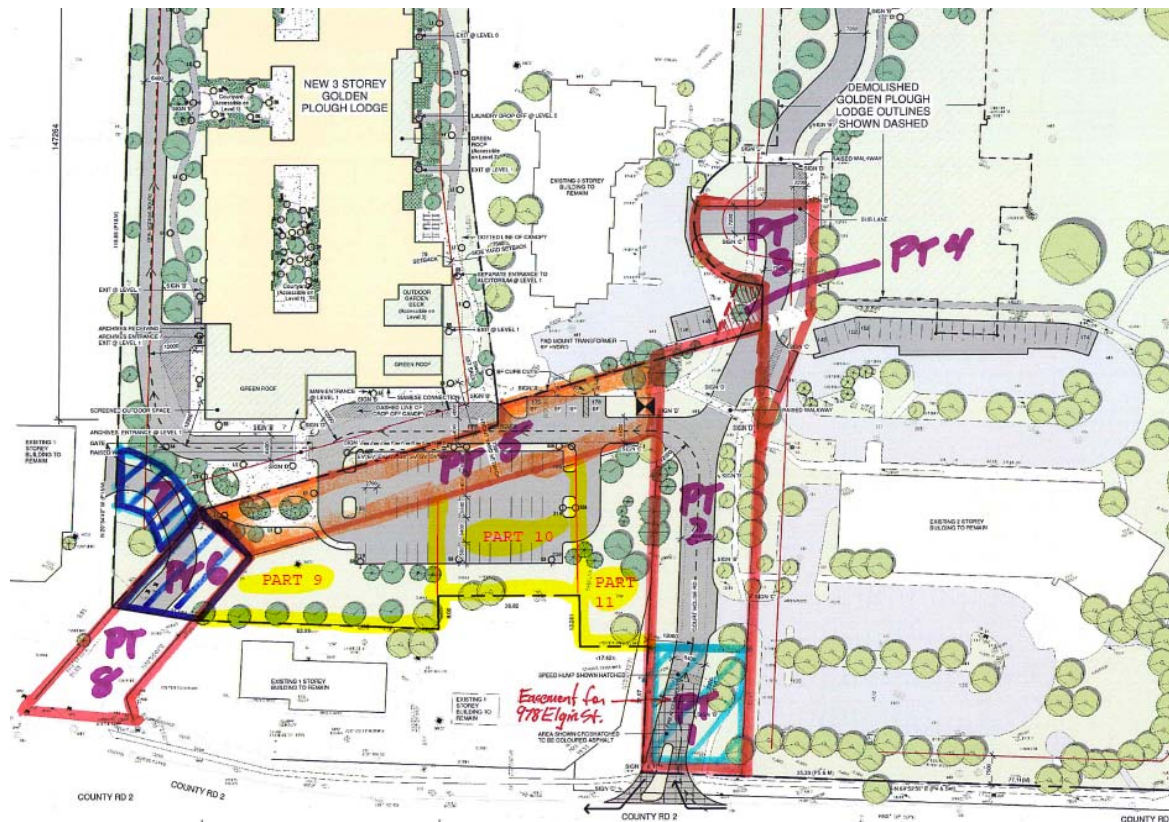
- ▶ **Business On Elgin**

- ▶ Access to be provided through a driveway with access to Elgin St

- ▶ **Residence on Elgin**

- ▶ Main access is proposed to be from Elgin St

Preparation of the Reference Plan (R-Plan)



- ▶ Shown is the Site Plan overlaid with a sketch of all the different Parts
- ▶ Parts 1, 2, 5, 6, & 8 are the Existing Courthouse Rd
- ▶ Clearly illustrates how the County's ownership and closure of Courthouse Road is critical to the project
- ▶ Ivan B Wallace Land Surveyor has been retained to prepare the R-Plan

- ▶ Part 1 – Easement for 978 Elgin St (Currently Mr. Holkema)
- ▶ Parts 1, 2, 3 & 4- Easement for Halcyon Place
- ▶ Part 4- Halcyon Place land to be deeded to County
- ▶ Parts 5&6 – To be owned by County
- ▶ Parts 6&7 – To be owned by County with Easement for the Church
- ▶ Part 8 – To owner of plaza with easement for the Church

Submission Status and Next Steps

- ▶ Ministry of Health and Long Term Care (MOHLTC):
 - ▶ Waiting on second set of formal comments (imminent)

- ▶ Cobourg:
 - ▶ Working on revising drawings as per second set of formal comments

- ▶ Next Steps:
 - ▶ Finalize drawings as per MOHLTC requirements and obtain approval to go to tender
 - ▶ Finalize drawings as per Town of Cobourg's requirements and obtain Site Plan Approval
 - ▶ Finalize ownership of Courthouse Road
 - ▶ Tender the project for construction
 - ▶ Continue to work with our neighbours and have agreements signed

Contact Information

- ▶ **Project Manager:**
 - ▶ Mark McIntosh
 - ▶ mcintoshm@northumberlandcounty.ca

- ▶ **General Project Email:**
 - ▶ gplredevelopment@northumberlandcounty.ca

- ▶ **Project Webpage:**
 - ▶ <https://www.northumberland.ca/en/living-here/gpl-redevelopment-project.aspx>