

ITEM
MANAGER'S REPORT NO. 22
COUNCIL MEETING 46
86/08/05

RE: DESIGN AND CONSTRUCTION OF THE FIRST PHASE OF BURNABY VILLAGE MUSEUM'S EXPANSION

The public and members of the media who are interested in reviewing a copy of the Burnaby Village Museum Expansion Master Plan may do so either in the Office of the Manager or the Office of the Director Recreation & Cultural Services.

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations contained in the report from the Director Recreation & Cultural Services be adopted.

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DATE: 86 JULY 24
TO: DIRECTOR OF RECREATION & CULTURAL SERVICES
FROM: MUSEUM DIRECTOR
RE: - MUSEUM MASTER PLAN
- DESIGN AND CONSTRUCTION OF THE FIRST PHASE OF BURNABY VILLAGE MUSEUM'S EXPANSION

RECOMMENDATIONS:

- 1) THAT Council approve the Burnaby Village Museum Expansion Master Plan as prepared by the Iredale Partnership and submitted with this report.
- 2) THAT Council approve the retention of the Iredale Partnership to carry out architectural and associated work for the first phase of the Museum expansion, and that staff be authorized to execute the necessary documents.
- 3) THAT Council approve proceeding to working drawings and tender call for the first phase of expansion as outlined in the Master Plan.
- 4) THAT a bylaw be brought down to appropriate \$1.5 million from the Capital Reserves to finance the first phase of the expansion.

SUMMARY

On 1985 July 15, Municipal council approved \$2.4 million of funding by internal borrowing for a museum expansion. The Iredale Partnership was appointed architects. An expansion master plan has now been approved by the Museum Board and the Municipal Building Co-ordinating Committee and is now advanced for Council's consideration.

The Board and Committee also recommend that the Iredale Partnership be retained as consulting architects for this first phase of the Museum expansion at an estimated cost of \$96,117 (Fee will be based on 5.8% of construction costs).

A money bylaw is required to appropriate \$1.5 million from Capital Reserves to fund the first phase of expansion. The remaining \$256,300 of the total cost of \$1,756,300 will be drawn from existing Museum capital funds.

REPORT

INTRODUCTION

In 1985, the Iredale Partnership was appointed as consulting architects to prepare a Master Plan for the museum expansion. This work is now complete and the next step is the preparation of the working drawings, the tender documents, and the call for tenders. Before tender call, Council is requested to approve the final Master Plan design and approve the funding for construction. A copy of the plan is included separately with this agenda for Council members. (Burnaby Village Museum Expansion Master Plan - The Iredale Partnership - July 1986).

It is intended to proceed with the first phase of construction in 1986 and 1987 within the limits of the requested funding.

THE BUILDING IN THE FIRST PHASE

The funding requested is to complete only certain items in the museum expansion. These items were selected and approved by the Museum Board of Directors in 1985, as it was considered highly desirable to complete this basic work with internal funding as it was not possible to obtain matching donations of funding from outside sources.

FIRST PHASE OUTLINE

Overall Site

Site preparation, berms and plantings, fencing, excavations and utility services to the area.
 Required paving and lighting.
 Pedestrian bridge over Deer Lake Creek.

New Entry Site

New entry buildings and parking lots.

Storage and Service Buildings

Main administration offices and volunteer areas, archives and workshops, storage and service areas.

BUDGET

*Attached is the full final Master Plan report from the Iredale Partnership. Pages 13 and 14 show in detail the estimated construction costs for the first phase. To this should be added approximately \$3,000 for soil tests giving a total project cost of \$1,756,300 which includes a 12% contingency.

APPOINTMENT OF ARCHITECTS

At the Museum Board of Director's meeting held on 1986 June 10 the motion was carried that the Iredale Partnership be appointed to complete the necessary work for the First Phase

*Note: *The full final Master Plan report can be found loosely inserted in the envelopes containing Council's agenda.* .../3

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of the museum expansion at a sum not to exceed 5.8% of the contract price. It is requested Council also approve this appointment. The architect's fees will be funded from existing Museum capital funds, and work will proceed immediately that the appropriate contract is signed. The Municipal Building Co-ordinating Committee concur in this appointment.

FUNDING

Partial funding of the museum expansion will be provided by internal borrowing from existing Capital Reserves. The funding was as follows:

1986	-	\$750,000	} Borrowing For First Phase
1987	-	\$750,000	
1988	-	\$300,000	
1989	-	\$300,000	
1990	-	\$300,000	

The 1988/89/90 amounts were to be made available on a matching dollar for dollar basis, to funds raised from other sources.

On 1985 July 15 Council approved that the \$1.5 million requested be borrowed from Capital Reserves and repaid over a 20 year period at prevailing interest rates. In order to make these funds available, it is necessary to adopt a by-law to appropriate the funds from reserves before the expenditure is committed. Such a by-law requires the approval of the Minister of Municipal Affairs.

GRANTS

Currently there is a grant application to the B.C. Lottery Fund for \$375,000 to construct museum buildings. This grant application has not been confirmed at this time, but indications are that it will be approved and the funds made available shortly. If received, such a grant will be used to develop other museum display buildings, in addition to the funding requested in this report.

FINANCIAL CONTROL

It is understood that the total construction cost shall be controlled to the \$1.5 million requested from internal reserves, plus the capital funds already on hand of \$228,000, plus any other grants or donations received. Adjustments will be made if necessary at time of receipt of tenders to ensure that the project stays within budget.

MUNICIPAL BUILDING COORDINATING COMMITTEE

This committee was involved in the selection of the consulting architects and has received the consultant's reports during this Master Planning process and has approved the planning to this stage. A copy of the Committee report and its recommendations on the master plan and the architects is attached for Council's information.

Indira Gandhi, Administrative Manager
 for R.P. Schofield

R.P. SCHOFIELD
 MUSEUM DIRECTOR
 RPS/ke

- cc: President B.V.M.A.
- Director Finance
- Members of the Municipal Building Coordinating Committee
- Municipal Solicitor
- Purchasing Agent

THE CORPORATION OF THE
DISTRICT OF BURNABY

Building Inspection Division

Mr. Dennis Gaunt
DIRECTOR RECREATION &
CULTURAL SERVICES

Re: Burnaby Village Museum
Master Plan Final Report

On 1986 July 25, the Civic Building Project Coordination Committee met to receive the final report prepared by The Iredale Partnership. At that time the report documenting a Master Plan for the total development of the expanded museum site, along with the scale model of the final development, were reviewed in detail with the consultant's representative, Charlotte C. Murray, MAIBC.

Apart from a request for further consideration by the consultant of certain aspects of the tram storage building, the Committee found the Master Plan Final Report to be most appropriate and to satisfy the concerns of the Committee.

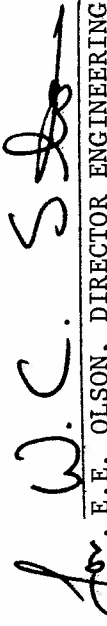
The report provides a construction estimate of \$1,657,183 for the first phase of the project, plus consultant fees of \$96,117, for a total of \$1,753,300. Also included is a tentative development schedule showing possible completion of Phase 1 by approximately midSeptember 1987.

The Project Coordinator has reviewed the fee structure proposed by the consultants and is satisfied that the 5.8% quoted by the consultants represents a substantial saving to the Corporation beyond the minimum scale of consultant fees recommended by the appropriate design associations involved. Part of this saving results from the fact that The Iredale Partnership has been retained for the project from its inception to completion of the Master Plan Final Report and the firm is able to apply its extensive background knowledge to the advantage of its client.

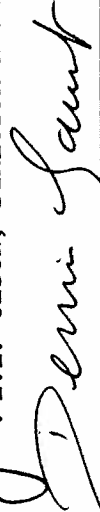
The Committee accordingly recommends that the Master Plan Final Report as submitted by The Iredale Partnership be adopted and that the firm be retained for the forthcoming design and construction phase of the project.



A.L. PARR, CHAIRMAN
PROJECT COORDINATION COMMITTEE



J.W.C. OLSON, DIRECTOR ENGINEERING



D. GAUNT, DIRECTOR RECREATION
& CULTURAL SERVICES

FRM:lm

c.c. J.A. Vissers
PURCHASING AGENT

F.R. Mehling
PROJECT COORDINATOR

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