

ITEM	1
MANAGER'S REPORT NO.	28
COUNCIL MEETING	87/04/21

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

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1987 APRIL 15

TO: MUNICIPAL MANAGER  
 FROM: DIRECTOR RECREATION & CULTURAL SERVICES  
 RE: DESIGN AND CONSTRUCTION OF THE FIRST PHASE OF BURNABY VILLAGE MUSEUM'S EXPANSION

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

REPORT

BACKGROUND:

At its meeting of 1986 August 05, Municipal Council dealt with the above topic, namely, Item 22, Acting Municipal Manager's Report No:46. Council approved four recommendations which had the following effect:

1. Approved a Burnaby Village Museum Expansion Master Plan;
2. Retained the Iredale Partnership to continue with the design work;
3. Approved proceeding to working drawings and tender call for Phase 1;
4. Brought down a bylaw to appropriate \$1.5 million from Capital Reserves to finance Phase 1.

In preparing to commence design work, it became apparent to the Architect and the Museum Board that there were still some additional items to be worked out in respect to the relationship to the expansion of the affiliate clubs. These include the Model Railway and more particularly the Antique Car Club. Working through these extra items has caused this subsequent delay.

CURRENT STATUS:

Having now concluded the additional work, the Board at a meeting held on 1987 April 14, approved a slightly revised Master Plan which dealt with these items. The main differences are:

1. The relocation of the Railway Workshop from the basement of the main building to the basement of the tram building.
2. The transfer of the Car Club facilities away from the main entrance to a self contained unit at the south end of the Administration building. The precise location is to be resolved by the Architect and the Planning and Building Inspection Department and reported back to the Board.
3. No.2 resulted in the opportunity to eliminate costly below grade approaches to various units and substitute on grade approaches.
4. The clarification of the need for and location of general use space for Museum purposes and for a freestanding Orientation Centre to introduce visitors to the Museum.

The Board is now prepared to move forward into design and working drawings as approved by Council on 1986 August 05.

In view of the delay and these slight changes, the Board is providing this report to Council for information. Posted at the Council meeting will be a copy of two plans which illustrate the overall Master Plan and the changes to Phase 1 in the area of the Administration building and parking lot.

CAPITAL BUDGET:

At its meeting of 1987 April 14, the Board also approved a Five Year Capital Budget for submission to Municipal Council which will be forwarded to Council through the Municipal Five Year Capital Budget presently being prepared by the Finance Department.

Council should be aware that in costing out Phase 1 development from the Concept Master Plan, it has been determined that the estimated cost could go as high as \$1,853,000 up from the \$1,500,000 estimated for budget purposes before the architect commenced the concept drawings. However, it is noted that this contains a 12% contingency and that opportunity may be available to reduce these potential costs throughout the design process.

The Board has asked as a further check point that once design has been completed, an additional cost take off be prepared so that the Board can be guided as to how it should proceed. The Board has also asked that in any tender call some components of the first phase be called separately to allow for flexibility if it becomes necessary to adjust once tender prices have been received.

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In the meantime, the Municipal Capital Budget to be received by Municipal Council reflects the additional \$353,000 referred to above.

ANTIQUÉ CAR CLUB:

The facilities for the Antique Car Club have been included in the Master Plan for purposes of the concept but will not form part of Phase 1 construction. These facilities will be addressed at a later date with other theme buildings which the Board will be constructing in conjunction with the Museum expansion.

MODEL RAILWAY:

Additional costs to accommodate an expansion of the Model Railway across Deer Lake Brook and around the Museum parking lot are estimated at \$109,380. These costs are not included in the Capital Budget being brought forward to Municipal Council to cover Phase 1 of the expansion, although if the railway is to be expanded then the preparatory work would have to be done as part of Phase 1. The Board still has to deal with this issue including source of funding. A report will come forward at a later date.

The reason for the delay is developments in the liability insurance market which throw doubts on the viability of the Railway expansion. Insurance within the existing fenced railway area has been difficult to obtain and there are doubts as to whether or not the Club can afford the premiums. Secondly, based upon an engineering report which they have commissioned, the Corporation's Insurance Brokers are recommending against the expansion of the Railway through the Museum parking lot at this time from a risk management point of view.

Additional reports on both these items will be coming forward for Council's attention at an early date.



DENNIS GAUNT  
Director Recreation &  
Cultural Services

DG:hh

C.C.  
Director Finance  
Director Planning & Building Inspection  
President, Burnaby Village Museum Board

