

ITEM 12
MANAGER'S REPORT NO. 58
COUNCIL MEETING 87/09/28

RE: MUSEUM EXPANSION - REQUIREMENT FOR ADDITIONAL ARCHITECTURAL WORK

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 SEPTEMBER 23

TO: MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE: MUSEUM EXPANSION - REQUIREMENT FOR
ADDITIONAL ARCHITECTURAL WORK

RECOMMENDATION:

1. THAT approval be given for an addition to the agreement with the Iredale Partnership for architectural work for the Museum expansion to an additional total fee of \$13,124.00 as outlined in this report.

REPORT

At its meeting of 1987 June 01, Council approved recommendations to proceed with architectural work for the Museum expansion for a firm fee of \$107,377.

Since that time, three items of work have been identified which would incur an additional fee expenditure of \$13,124.00 as follows:

- | | |
|---|-------------|
| 1. Tram Enclosure and Track - New Fee | \$ 7,124.00 |
| 2. Changes to Administration Building
- New Fee | \$ 2,000.00 |
| 3. Preparation of drawings to call the
Tender in three parts - New Fee | \$ 4,000.00 |

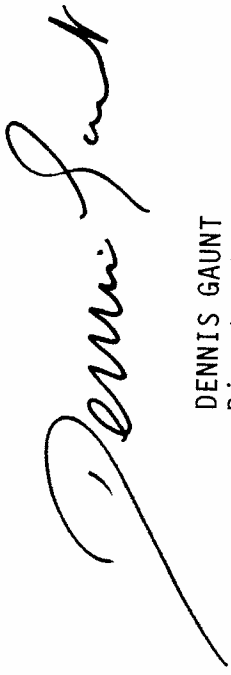
TOTAL
\$13,124.00
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The changes proposed to the main Administration Building will have the effect of reducing the estimated construction costs by a minimum of \$30,000 so that these new design fees will not be an addition to the budget but should result in a net decrease. Further details are contained in the copy of a report to the Museum Board dated 1987 September 04 which is attached.

At its regular meeting of 1987 September 22, the Museum Board received the report of September 04 and approved the two recommendations contained therein.



DENNIS GAUNT
Director Recreation &
Cultural Services

DG:hh
Attach.

TO: Chairman and Members
Burnaby Village Museum Board

FROM: Director Recreation & Cultural Services

RE: MUSEUM EXPANSION - REQUIREMENT FOR ADDITIONAL ARCHITECTURAL WORK

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RECOMMENDATIONS:

1. THAT the Board approve additional architectural work to be carried out by the Iredale Partnership as outlined in this report at an estimated additional fee of \$13,124.00.
2. THAT the Board so recommend to Council.

REPORT

At its meeting of 1987 June 01, Municipal Council approved recommendations to proceed with architectural work for the Museum expansion for a firm fee of \$107,377.

Since that time, three items of work have been identified which would incur an additional fee expenditure of \$13,124.

The purpose of this report is to seek authority for that expenditure. The details are as follows.

Tram Enclosure and Track: (New Fee \$7,124)

Midway through the planning for the Museum expansion, an additional item was inserted into the process, namely the potential for a joint venture with the Provincial Government to renovate a tram that would be put on permanent display in environmentally controlled housing. This proposal provided one of the main thrusts for the design which was finally approved by the Board.

The tram renovation and housing was under negotiation by the Municipal Manager and the former Museum Director with the appropriate Provincial authorities on the basis that the Province would assist to help achieve the renovation of the tram if Burnaby provided suitable housing.

The cost of this housing was not an integral part of the Museum expansion budget but was viewed as an 'add on' with funding to be provided from other undetermined Municipal sources.

Negotiations with the Province have been carried one step further and a plan is in place which should lead to the renovation of the tram and its preparation for display. It is deemed advisable at this time to consider the full design and tender call for the tram housing in order to assess the costs and help determine what would be an appropriate time to assign Municipal resources to its construction.

This is a change in the planning process as previously the Board had approved taking the tram housing to the level of PPA drawings only. The additional cost to complete this design work is estimated at \$7,124.

Once the architect has proceeded to more detailed drawings, it will be possible to do a cost take off. The Corporation will then have to consider a revised budget. This final budget information will be brought to the Board for consideration prior to the calling of tenders.

The Board is now asked to approve the above. The architect will proceed as soon as directed.

Changes to the Design of the Main Administration Building: (New Fee \$2,000)

The newly appointed Museum Director has now had an opportunity to review the plans put in place by the Board.

Resulting from this review, have come a number of suggestions which will improve the efficiency of the building and which should also result in reduced building costs. The items are as follows:

1. Relocation of the Curator's office and work area from the basement to the main floor.
2. A review of the shelving system in the basement storage area which could result in reduced needs.
3. Reduction in the size of the freight elevator.
4. Elimination of the need of the pedestrian elevator down to the basement.
5. All workshop areas to be accessed through dust-sealed double doors.
6. Consideration of the location of a second ticket booth to be used at high visitor times with the original ticket booth to be retained for low visitor times.

The estimated cost for the architectural work involved in the above is \$2,000. The architect has been asked to proceed with each of the items with the exception of the additional ticket booth.

The Board is now asked to approve these items including the ticket booth and approve the architectural fee implied.

Tender Call in Three Parts: (New Fee \$4,000)

The tender would be called in three parts to allow for flexibility of acceptance of bids. They would be as follows:

- a) The Administration Building;
- b) The Orientation Centre; and
- c) The Tram Building and Track.

The client/architect agreement stipulates preparation of only one set of documents for a tender call. The requirement for the bids to be called in three parts will require extra documentation by the architect.

The architect and the Chief Building Inspector have mutually agreed that the extra documentation will call for two weeks work estimated at a fee of \$4,000. The Chief Building Inspector recommends that this fee be approved.

Budget:

The present budget will remain in place until a more accurate revised budget is received from the architect following further design work. In the meantime, the \$13,124 in extra fees will be more than offset by savings in the contract as a result of some of the changes outlined in this report, e.g. the reduction in the size of the freight elevator is estimated at a saving of \$30,000 over the elevator previously budgeted.

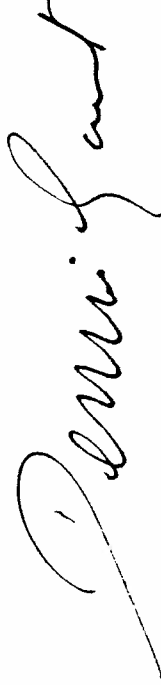
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Timing of Schedule:

The architect is prepared to make these revisions during the remainder of the month of September. Assuming that we receive PPA, working drawings will commence 1st of October. Tenders will be called during February 1988 with building to commence in April 1988.

Depending upon the scope of the contract, i.e. which of the three options the Corporation chooses, completion and occupancy would take place at either Christmas 1988 or March 1989.



DENNIS GAUNT

DG:hh

C.C.
Director Finance
Director Planning and Building Inspection
Chief Building Inspector

1987 September 04

