

ITEM 22  
MANAGER'S REPORT NO. 51  
COUNCIL MEETING 88/08/08

RE: EXPANSION OF BURNABY VILLAGE MUSEUM

- a) Master Plan
- b) Construction - Stage I of Phase I

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 August 03

FROM: DIRECTOR RECREATION &  
CULTURAL SERVICES

RE: EXPANSION OF BURNABY VILLAGE MUSEUM  
a) Master Plan  
b) Construction - Stage I of Phase I

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RECOMMENDATIONS:

1. THAT the Master Plan for the Museum Expansion be approved.
2. THAT Stage I of Phase I, as outlined in this report, be approved at an estimated cost of \$2,082,494.

REPORT

Background

In July of 1985, Council approved a \$20.9 million Recreation and Cultural Services internal borrowing program, of which \$2.4 million was allotted to the expansion of Burnaby Village Museum. The plan was based upon the addition to the museum grounds of municipal lands that stretched across Deer Lake Creek and took in parts of Dale Avenue, and the Hart House lands along Canada Way as far as Sperling Avenue. (A plan posted at the Council meeting will show the new boundaries.) The expansion plan was divided into two parts.

- a) Construction of the Infrastructure:  
This includes an administration building, storage, work shops, visitors' services, and site services such as parking, fencing, landscaping and a pedestrian bridge. The preliminary estimated cost, without the benefit of design, was \$1,500,000, to be fully funded by Council from reserves. (Bylaw #8624).
- b) The Development of Theme Buildings:  
The layout within the museum grounds was to be revised, with additional theme buildings to house new displays. The theme buildings were to be funded 50% by Council from reserves, and 50% by the Museum Board from corporate donations. Council set aside \$900,000 for theme buildings to be spent at the rate of \$300,000 per year for three years, as and when matched by Museum Board fund raising, and following completion of the infrastructure.

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The Iredale Partnership Architects were retained to prepare the concept, master plan, design and working drawings, as required. The Museum representatives and municipal staff have worked with the architects since that time, and Council approved a broad conceptual master plan on 1986 August 05, and had a further progress report on 1987 April 21. At this time, Council is being asked to approve a revised Master Plan plus proceeding with part of the infrastructure.

Master Plan

A copy of the Master Plan will be posted at the Council meeting on August 08, 1988. It will show the expanded site with the new lands incorporated into the Museum boundaries, the location of the administration building and parking, and a number of additional theme buildings, which enhance the current displays. This report will further outline a timetable to include the construction of the infrastructure in two parts in 1988 and 1991, and the construction of the new theme buildings over a number of years, as funds and opportunities become available. The recently purchased Love House will form part of these new museum theme buildings. It is recommended that Council approve the museum master plan as presented.

Timing, Funding and Construction of Infrastructure

Changes to proposed plans have taken place in the last two years which now provide a much better planned and designed infrastructure. The estimated cost is \$2,579,486.00 if constructed immediately in total, or \$2,684,204.00 if split into two stages as is suggested in this report. Some of the changes are as follows:

- a) The original concept had the Car Club of Canada Headquarters and Showroom constructed into the administration building/reception area. (It should be noted that the headquarters and showroom were not part of the base funding. They would be constructed at a later phase, with funds to be provided from other sources than the present budget structure.) Visitor reception and orientation was thus confined to a small area in the administration building. The car club/museum general purpose room was to double as social space, meeting space, lecture space, etc., when built. Since that time it has been determined that the car club headquarters should be located at the far east end of the museum administration building, and thus away from the museum entrance. Thus the visitor reception and orientation area has accrued space into which to expand and better occupy the prominent position that it should.
- b) The museum building has had a meeting/lecture/social space added to the second floor to meet these important requirements.
- c) Technical improvements have been made to the museum storage, and work shop layouts, together with the environment control so essential to a good class museum.
- d) An opportunity has arisen for Burnaby to take part in the preservation and display of one of the trams that played such an important role in the development of Burnaby in our early years when the B.C. Electric ran the commuter train system. Burnaby's existing tram therefore, is to be fully restored by a committee working through the Historic Transportation Centre, a provincially sponsored museum at Cloverdale. The Burnaby Museum Board's Secretary-Treasurer, and our Museum Director are members of this committee. Funds are being sought from a variety of sources and it is anticipated that the restoration will take place by 1991/1992 at no cost to Burnaby. Burnaby's obligation however, will be to construct an environmentally controlled display area for the tram. It is proposed that this display area be attached to and form part of the new orientation centre. The tram transportation theme has been picked up by the architect and used as the base for the design of the administration building and new entrance into the museum.

The foregoing changes plus inflation have resulted in the following current estimates.

	<u>As Part of Full Project if Constructed in 1988</u>	<u>If Orientation Centre is Constructed in 1991</u>	
Administration Bldg. and Site Works	\$ 2,032,494.00		\$ 2,082,494.00
Orientation Centre	\$ 546,992.00		\$ 601,710.00
<b>TOTALS</b>	<b>\$ 2,579,486.00</b>		<b>\$ 2,684,204.00</b>

The difference in the two prices results from the need to finish off an orientation plaza in 1988 if indeed the orientation centre is not constructed until 1991, plus the addition of an 8% inflation factor on the orientation centre compounded annually for the years 1989 and 1990. These figures have been prepared by the Corporation's architects and subsequently verified by the retention of an independent building construction cost consultant, namely Hanscomb Consultants Inc.

Proposal to Proceed with Stage I of Phase I

At its meeting of 1988 July 26th, the Museum Board reviewed a report and recommendations from municipal staff with respect to funding and timing of construction. The Board reluctantly agreed with the conclusion that Phase I should be split into two stages for construction purposes because of economic constraints. The Board agreed to recommend to Municipal Council that we proceed at this time without constructing the orientation centre, which would then be placed in the next five year capital budget funded by 1990, with construction to take place in 1991, allowing ample time for its completion and set-up prior to Burnaby's 100th Birthday in 1992. The Board therefore recommends that Council approve going forward at this time with the administration building and site works only, at an estimated cost of \$2,082,494.

Source of Funds

The following is the source of funds proposed:

1. July 1985, approval from borrowing (Capital Reserve Bylaw #8624) \$1,500,000.00
2. Grants requested from Provincial and Federal Government \$ 400,000.00
3. Brought forward from previous capital budgets \$ 39,000.00
4. Additional proposed borrowing from capital reserves \$ 143,494.00
5. TOTAL \$2,082,494.00

Government Grants

The Corporation has applied for a grant of \$400,000 from the Provincial Government the maximum allowable under the Lottery Grant rules. The Provincial government has approved \$200,000 conditional on a matching contribution from the Federal Government. We understand that our application to the Federal Government has received all the necessary approvals with the exception of the final one, and we are presently awaiting word of this final approval. If for some reason the federal and provincial grants are not made available, a review would have to be made at that time of the implications of the further additional borrowing of \$400,000 from capital reserves.

It should be noted that the 1988/1992 five year capital budget, states that the government grants when received will be used to reduce the draw on the capital reserve bylaw 8624. This report changes the intent of that statement.

Because funding has to be in place before expenditure commitments are made, and the full amount of the grant will not be awarded until completion of the project, the grant portion of the funding will have to be interim financed by capital reserves.

Municipal Building Co-Ordinating Committee

The Municipal Building Co-Ordinating Committee has reviewed the revised Master Plan and concurs in these recommendations.

Next Steps

The Museum Board recommends that Council approve the first phase of expansion as outlined in this report. If Council's approval is obtained, the Board would then proceed to final working drawings and tender call.

*Dennis Gaunt*

Dennis Gaunt  
DIRECTOR RECREATION &  
CULTURAL SERVICES

DG:mdw

C.C. Director Finance  
Director Planning & Building Inspection  
Director Engineering  
Chief Building Inspector  
Museum Director  
Chairman, Burnaby Village Museum Board