

ITEM 18  
MANAGER'S REPORT NO. 9  
COUNCIL MEETING 89/01/30

RE: EXPANSION OF BURNABY VILLAGE MUSEUM - CONSTRUCTION - STAGE 1 OF PHASE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Recreation & Cultural Services be adopted.

\* \* \* \* \*

1989 JANUARY 25

**TO:** MUNICIPAL MANAGER  
**FROM:** DIRECTOR RECREATION & CULTURAL SERVICES  
**RE:** EXPANSION OF BURNABY VILLAGE MUSEUM -  
CONSTRUCTION - STAGE 1 OF PHASE

**PURPOSE:** To seek Council approval for the awarding of a contract for the construction of Stage 1 of Phase 1 of Burnaby Village Museum Expansion.

RECOMMENDATIONS:

1. THAT a contract be awarded to N.B. Management Corporation in the amount of \$1,679,050 for the construction of Stage 1 of Phase 1 of the Museum expansion subject to the adoption of the amended bylaw.
2. THAT Capital Reserves Bylaw #8624 for \$1.5 million appropriation from capital reserves be increased by \$382,992 to \$1,882,992 to fund the project and to interim finance the \$200,000 grant until it is received.

REPORT

BACKGROUND:

At its meeting of 1988 August 08, Municipal Council approved a Museum Board recommendation to proceed with a tender call for the Museum expansion. (Item 22, Manager's Report No:51, 88/08/08). The construction contract was estimated at \$1,795,947.

At its meeting of 1989 January 24, the Museum Board received a report on this subject and approved a contract award to N.B. Management Corporation as outlined in this report.

STATUS OF CONSTRUCTION TENDER CALL:

The attached report from the Project Coordination Committee outlines the tender call process and recommends the awarding of a contract to the low bidder, N.B. Management Corporation.

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OTHER COSTS:

Other project costs (furnishings, fees, telephone, etc.) were estimated at time of tender call at \$208,547 plus a \$78,000 project contingency for a total of \$286,547. Project costs have now been refined to \$183,942 plus a \$30,000 project contingency for a total of \$213,942.

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TOTAL PROJECT COSTS:

The total project cost is now estimated at \$1,992,946 of which \$99,954 has been paid in fees to the architect, leaving a balance of \$1,892,992 to be expended.

Of this, the contract price is as follows:

|                                   |                           |
|-----------------------------------|---------------------------|
| The base tender                   | \$1,654,227               |
| Alternate #1 - Air Cooling System | \$ 10,323                 |
| Post Tender Addendum              | \$ 14,500                 |
|                                   | <b><u>\$1,679,050</u></b> |
|                                   | =====                     |

At its meeting of 1989 January 24, the Museum Board reviewed and approved details of the post tender addendum in the amount of \$14,500.

SOURCE AND APPLICATION OF FUNDS:

Funds required to complete Stage 1 of Phase 1 are as follows:

|                        |                           |
|------------------------|---------------------------|
| a) Contract            | \$1,679,050               |
| b) Other project costs | <u>\$ 213,942</u>         |
|                        | <b><u>\$1,892,992</u></b> |
|                        | =====                     |

Source of funds are as follows:

|                                                                                                                                      |                           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| c) July 1985 approval to appropriate from capital reserves (Bylaw #8624)                                                             | \$1,500,000               |
| d) Grant from Province of B.C. (Letter from Hon. B. Reid, Minister of Tourism and Provincial Secretary 88/12/21 Re: Lotteries Grant) | \$ 200,000                |
| e) Brought forward funds from previous Capital Budgets                                                                               | \$ 10,000                 |
| f) Additional proposed appropriation from Capital Reserves                                                                           | <u>\$ 182,992</u>         |
|                                                                                                                                      | <b><u>\$1,892,992</u></b> |
|                                                                                                                                      | =====                     |

The implication of the above estimates is that the reserves bylaw will have to be increased by \$182,992 to cover total funds required and by a further \$200,000 to interim finance the provincial grant until the date that the grant is received.

On that basis, approval is sought to increase the reserves bylaw by \$382,992 from \$1,500,000 to \$1,882,992.

The amount ultimately to be funded from capital reserves of \$1,682,992 will be repaid over 20 years at prevailing rates. This amounts to \$171,415 per year at 8% interest.



OTHER GOVERNMENT GRANTS:

The Corporation has submitted a further grant request to the Provincial Government under the 'GO B.C. Program' which is still under active consideration. If additional funds are approved under this application, then the amount ultimately appropriated from capital reserves for this project will be reduced by the same amount.

DENNIS GAUNT  
Director Recreation &  
Cultural Services

DG:hh  
Attach.

C.C.  
Chairman, Burnaby Village Museum Board  
Director Finance  
Municipal Solicitor  
Museum Director  
Municipal Building Project Coordination Committee

THE CORPORATION OF THE DISTRICT OF BURNABY

1989 January 23

TO: Mr. Dennis Gaunt  
DIRECTOR RECREATION  
& CULTURAL SERVICES

FROM: Mr. E.E. Olson, CHAIRMAN  
MAJOR CIVIC BUILDING PROJECT  
CO-ORDINATION COMMITTEE

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SUBJECT: EXPANSION OF BURNABY VILLAGE MUSEUM  
PART I, PHASE I

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In July of 1985, Council approved a \$20.9 million Recreation and Cultural Services internal borrowing program, of which \$2.4 million was allocated 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. The expansion plan was divided into two parts:

PART I 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).

PART II 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.

An architectural firm, The Iredale Partnership, was retained to undertake Phase I. At its meeting of 1988 August 04, the architect received approval of the Project Co-ordination Committee for drawings of the expansion of the Museum. The drawings incorporated changes to the original master plan which have come through careful analysis of the expansion program and the needs of various user groups within the purview of the Museum Director.

Refinements of the major building components have also taken place based upon new and more complete information as to the intended museum operation and the space available for accommodating the supporting activities. Various operational concerns, including the provision of parking and holding spaces for large touring bus groups and the architect's response to the Planning Department's criteria.

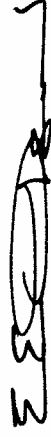
Following completion of the project documentation and the calling of public tenders, the Municipal Purchasing Agent received tenders from six interested contractors on 1988 December 12. Two tenders were rejected as incomplete as they did not include the required "Fair Wage Schedule B". The remaining four tenders are summarized in the following table:

| <u>Contractor</u>              | Tender Total | Extra Credit                      |                                   |
|--------------------------------|--------------|-----------------------------------|-----------------------------------|
|                                |              | Alternate 1<br>Air Cooling System | Alternate 2<br>Artificial Granite |
| 1. N.B. Management Corporation | \$1,654,227  | \$10,323                          | (\$0,000)                         |
| 2. Bennico Builders Ltd.       | 1,944,500    | 10,000                            | ( 5,000)                          |
| 3. Zagreb Construction Ltd.    | 1,687,000    | 10,000                            | ( 1,200)                          |
| 4. Eden Construction Ltd.      | 1,712,000    | 8,300                             | ( 8,000)                          |

The amount shown for Alternate 1 is for the supply and installation of an air cooling system not included in the Tender Total. The amount shown for Alternate 2 is the amount of the reduction to the Tender Total for the substitution of natural granite with artificial granite building material. The architects' tender analysis shows that the spread between low and high tenders is approximately 18%, and that the spread between the low and second tender is less than 3%.

The references of recent work provided by the low bidder were checked by the architect. They contacted architectural firms that have recently worked with N.B. Management Corporation who report that the contractor does a good job, that they would be used again by the architects. The contractor likes to work with a tight and complete contract and stay with the project as drawn. This contractor expects to work closely with the architect referring all questions on the job to the architect for decision. The architects also report no problems with schedule and a fair approach to extras. The tenderer has worked on several projects for Burnaby and is well known to Municipal Project Administrators. Satisfaction has also been expressed in the work this contractor performed in construction of a recreation centre in North Vancouver.

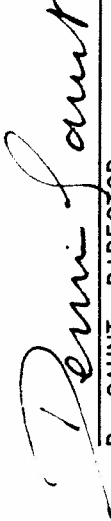
The Project Co-ordination Committee has satisfied itself that the project is within the parameters established by Council and the Museum Board at earlier meetings. The Committee recommends that the low bidder, N.B. Management Corporation, be awarded the construction contract for this phase of the work.



E.E. OLSON, P.ENG., CHAIRMAN  
 MAJOR CIVIC BUILDING PROJECT  
 CO-ORDINATION COMMITTEE



A.L. PARR, DIRECTOR PLANNING  
 AND BUILDING INSPECTION



D. GAUNT, DIRECTOR  
 RECREATION AND CULTURAL SERVICES

WAG:lm

c.c. DIRECTOR FINANCE  
 PURCHASING AGENT  
 MUNICIPAL SOLICITOR  
 CHIEF BUILDING INSPECTOR  
 PROJECT CO-ORDINATOR

