



**SUBJECT: Joseph Brant Museum Transformation Project – 50% Detailed Design Costing**

**TO: Development and Infrastructure Committee**

**FROM: Capital Works**

Report Number: CW-55-16

Wards Affected: 1

File Numbers: 125-01

Date to Committee: December 13, 2016

Date to Council: December 19, 2016

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**Recommendation:**

Approve the process and strategy identified in capital works department report CW-55-16.

**Purpose:**

Report CW-55-16 identifies the results of the 50% costing exercise for the Joseph Brant Museum Transformation Project, including the tasks that have been carried out and the remaining tasks to complete the proposed scope of works to be “shovel ready”. The report also identifies a strategy for the Joseph Brant House should senior levels of government funding not be secured January 2017.

A Healthy and Greener City

- Healthy Lifestyles
- Environmental and Energy Leadership

An Engaging City

- Good Governance
  - Community Building through Arts and Culture via Community Activities
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## Background and Discussion:

Staff reported to Council in April 2016, CW-23-16, to seek approval to move forward with the detailed design for the Joseph Brant Museum Transformation Project funded entirely from the Joseph Brant Museum Transformation Reserve Fund. The reason to move forward with the detailed design was to be “shovel ready” should senior levels of government funding be realized to meet a funding condition to be substantially complete by March 2018.

## Strategy/process

The Burlington Museums Board (BMB) and the Joseph Brant Museum Foundation (JBMF) endorsed the initiation of detailed design requesting support from the Senior Project Manager from the city’s Capital Works Department.

As part of the detailed design a 50% costing has been carried out. The project still remains contingent on funding from senior levels of government. Staff continues with the tasks associated with detailed design in preparation for tender to pre-qualified General Contractors in order to be “shovel ready” and achieve substantial completion by March 2018.

**Table 1: Project Tasks**

	<b>Tasks ( Council Report CW-23-16, Council April 11,2016)</b>	<b>Timing</b>	<b>√ Complete</b>
1	JBMF and BMB Recommendation and Approval to initiate the Detailed Design Process	January 28, 2016	√
2	Review with Chamberlain Architect Services Limited (CASL) revision to design fee against the existing P.O.	May, 2016	√
3	Preliminary Site Plan Review & Comments Received	August 2016	√
4	Ontario 150/Trillium Application	Sept. 2016	√
5	50% Costing Exercise	Nov.2016	√
6	Pre- qualification of General Contractors (G.C.'s)	Dec. 2016	
7	Existing Exhibit Move/Storage	Dec. 2016	
8	Construction Documents to 90%	Dec. 2016	
9	Building Permit Application	Dec. 2016	
10	90% Costing Exercise	Jan. 2017	
11	100% Tender Documents – Market Ready	Jan. 25, 2017	
12	Tender Close	March 2017	
13	Delegated Authority Tender Award Report	March 2017	
14	Substantial Completion	March 2018	

As shown in Table 1 staff has proceeded with pre qualification of General Contractors in order to ensure being “shovel ready” should senior levels of government funding be secured.

Staff is not recommending proceeding to the market, (pursuing bids from the pre-qualified General Contractors), if the funding is not secured for the project by January 25, 2017. This was identified in the pre-qualification process to the proponents. The amount of work put forth by the pre-qualified General Contractors to submit a bid is significant for this scope of work. Staff does not want to tarnish the City’s professional reputation in procuring a potential bid without having the secured funding in place.

Should the senior levels of government funding not be realized by January 25, 2017, staff recommends that the secured funding that is available January 25, 2017, be utilized to renew the existing Joseph Brant House. This strategy was reported to Council in May 2010, DI-7/10 and CW-23-16. Staff will report back to Council with the revised scope of works for the Joseph Brant House.

### **Options considered**

The final scope of the design was approved by Council, DI-7/10, May 2010.

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### **Financial Matters:**

Table 2 identifies the revised project budget based on 50% costing at \$10.3 million.

Table 3 outlines the funding breakdown. The city’s portion has not changed from the prior approved budget funding of \$2,120,000.

**Table 2 – Project Budget**

<b>Item</b>	<b>Proposed Project Cost</b>
Soft Costs	\$2,140,000
Hard Costs	\$7,281,000
Contingency	\$730,000
<b>Total Project Budget – Committed + Proposed, (including 1.76% HST)</b>	<b>\$10,330,000</b>

**Table 3 – Capital Funding Sources - Proposed**

<b>Source</b>	<b>May 2013</b>	<b>November 2016</b>
Senior Levels of Government	\$5,374,400	\$6,010,000
City of Burlington	\$2,120,000	\$2,120,000
JBMF	\$2,200,000	\$2,200,000
<b>Total</b>	<b>\$9,694,400</b>	<b>\$10,330,000</b>

### **Other Resource Impacts**

Updated operating budget impacts will need to be provided to the city's Finance Department for review prior to approval of the construction tender.

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### **Connections:**

BMB Business Development Plan April, 2005.

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### **Public Engagement Matters:**

Staff reported in April 2016 that there would be public engagement in 2016. Since the funding has not been secured staff is recommending holding a public open house when senior level's of government funding is 100% secured. In the past there has been public engagement and the scope of work has not changed from what has been approved by Council, DI-7/10. The JBMF created a public newsletter in August of 2016 updating the project.

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### **Conclusion:**

Staff has presented a total project cost of \$10,330,000 at 50% costing. Staff is proceeding with remaining tasks to ensure a "shovel ready" project. Staff will report to Council with a tender award report should project funding be realized by January 25, 2017. Staff is not recommending seeking bids from the market should funding not be secured by January 25, 2016.

Should funding not be realized staff recommend a strategy to suspend the current proposed project scope and direct efforts toward the existing Joseph Brant House renewal with the monies from City sources in combination with any additional secured funding to January 25, 2017. Staff will report back to Council on that scope of works.

Respectfully submitted,

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**Notifications:**

Larry Waldron Joseph Brant Museum Board Chair

**Report Approval:**

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.