

Attachment "A"

TOWN OF MARKHAM
WARD BUILDING RECONSTRUCTION PROJECT

PROJECT COST ESTIMATE

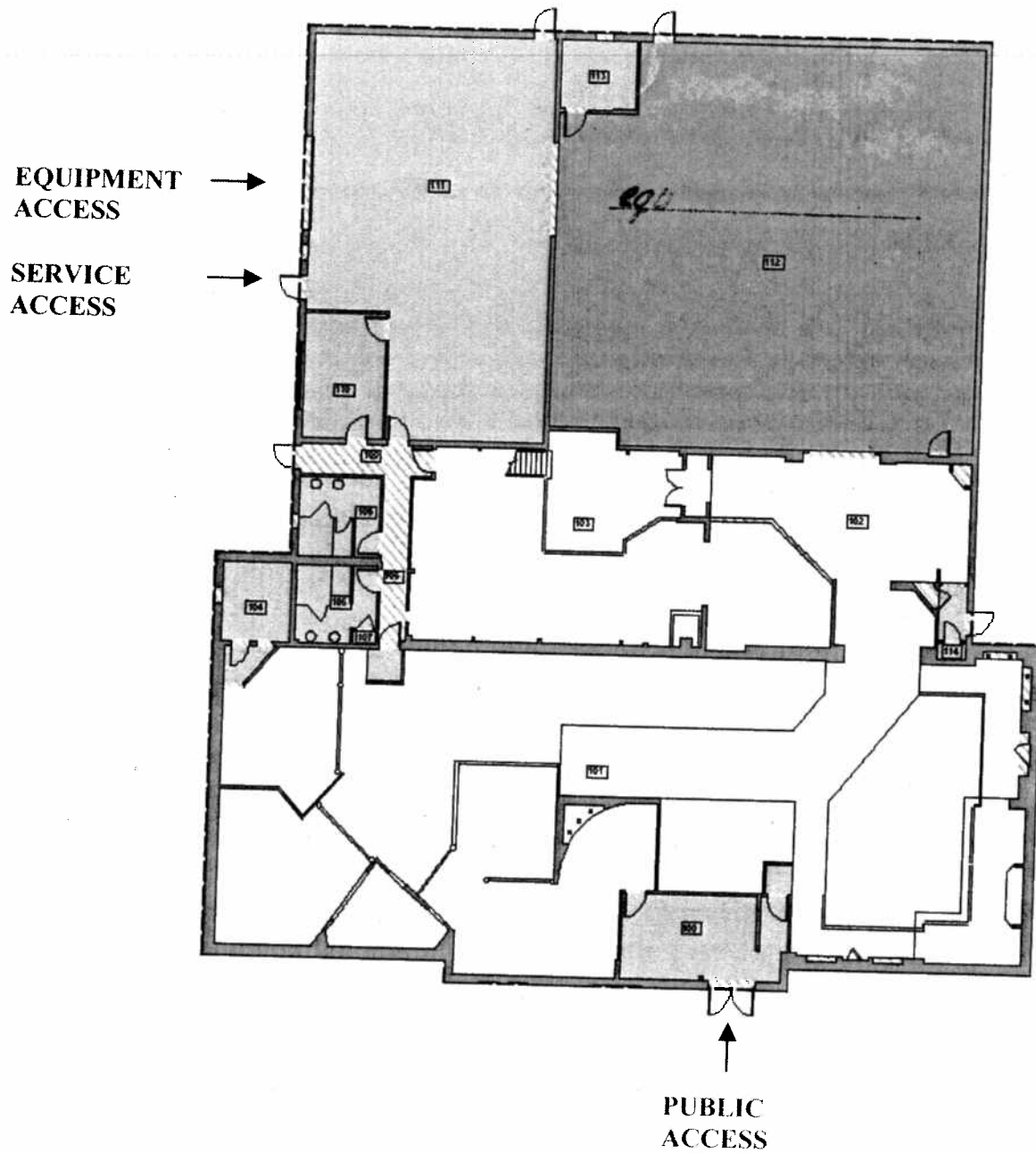
April 19, 2007

A) EXPENSES

	<u>ITEMS</u>	<u>ESTIMATED COSTS</u>	
CONSTRUCTION			
	Construction costs	\$ 1,700,000.00	
	Exhibits	\$ 598,000.00	
	Contingency	\$ 170,000.00	
Total Construction		\$ 2,468,000.00	
FURNITURE, FIXTURES & EQUIPMENT			
	Furniture & Equipment	\$ 230,000.00	
Total Furniture Fixtures & Equipment		\$ 230,000.00	
INTERNAL COSTS			
	Fees for Services		
	Design Fees	\$ 215,000.00	
	Miscellaneous Fees	\$ 30,000.00	
	Fee Contingency	\$ 43,000.00	
	Project Management	\$ 144,000.00	
	Pre Design Studies	\$ 88,000.00	
	Architect Disbursements	\$ 4,000.00	
	Security and Signage		
	Information Technology (cabling)		
	Temporary Storage	\$ 70,000.00	
	Insurance		
	Miscellaneous Expenses	\$ 30,000.00	
	Communications	\$ 3,000.00	
Total Internal Costs		\$ 627,000.00	
Total Ward Reconstruction Project		\$ 3,325,000.00	
FUNDING SOURCES			
	<u>SOURCE</u>	<u>AMOUNT</u>	<u>NOTES</u>
	Preapproved Approved Project 7004, Capital Budget 2006	\$ 325,000.00	
	Project , Capital Budget 2007	\$ 1,674,750.00	
	Cultural Spaces Grant	\$ 1,097,250.00	
	Current Approved Projects (Capital/Operating)	\$ 108,000.00	
	Markham Little Theatre	\$ 20,000.00	
	Ward Family Contribution	\$ 100,000.00	
Total Project	Funding for Ward Building Reconstruction	\$ 3,325,000.00	

Attachment "B"

New Program Space	Description	Size
Administrative Space	The administrative space will consist of 2 offices for the curator and archivist.	300 sf
Building Support and Services Space	This space includes work space for the curatorial assistant, electrical room, mechanical room and janitorial/ custodial room	1000 sf
Public Non Collection Areas	This space includes public washrooms and the lobby	600 sf
Visible Storage	Storage visible by the Public	5500 sf
Collection Storage	Storage unavailable to the public include archives storage and reading area	6600 sf



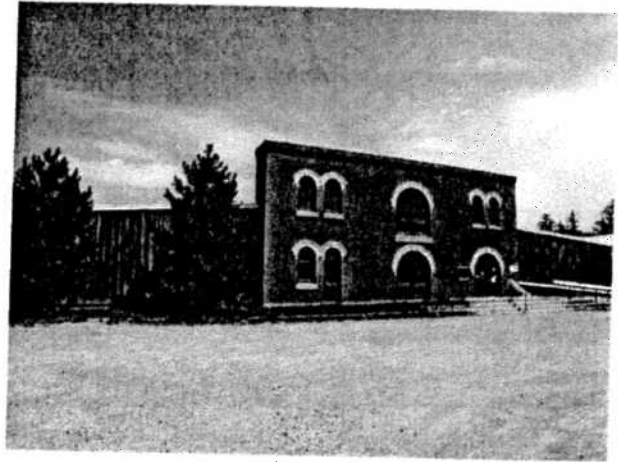
EXISTING CONDITIONS WARD BUILDING

BUSINESS CASE TO REPAIR WARD BUILDING

	Cost (not including GST)
Cost of Repairs to the Ward Building	\$307,821.25
Cost of Replacing the Ward Building	\$1,820,000.00
Value of existing asset	\$1,512,178.75

Repairs Include:

- Upgrade public washrooms
- New front entrance stairs and ramp
- New standing seam metal roof including insulation, vapour barrier and flashing
- New wall assembly on the south portion of the building
- Allowance for removing existing exhibits and interior demolition
- Renovate the south portion interior
- Energy efficient light fixtures throughout
- Existing mechanical systems to remain
- Metal siding on north portion of building to remain



Ward Building South Elevation



MINUTES
MUSEUM BOARD- Special Ward Building Presentation
Monday May 14th 2007

In Attendance: John Buie, Gunter Langhorst, Ardy Reid, Sue Smitko, Lorne Smith, John Bayfield, John Ryerson and Anna Rose (Acting Manager).

Guests: Terrance White, Peter Berton and Alan Wolfe

Regrets: Randy Barber, Jim Wicks, Monica Peel

ITEM#	ITEM	DESCRIPTION
1.	Call to Order	Meeting called to order at 7:07 p.m.
2.	No official agenda. Presentation to the Board made by Allan Wolfe and guests from The Ventin Group	<ul style="list-style-type: none"> • Consultants reviewed finding from charrette and presented different options to the board for approval. • Several questions and suggestion regarding programming space was noted by the consultants for design consideration. • Sue Smitko made a motion to keep the existing Ward Building as dry/programmable space. Ardy seconded the motion. All in favour. • John Bayfield made a motion to build the new facility at the front of the property. Sue Smitko seconded the motion. All in favour. • With no further business, meeting was adjourned at 8:20pm • Gunter suggested the next meeting be on July 11, 2007 at 7pm, in order to get an update from Allan Wolfe and see the design plans. All were in favour.
3.	Adjournment	
4.	Next Meeting	

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MINUTES **BUILDINGS & PARKS CONSTRUCTION COMMITTEE**

2007-05-18

Meeting No. 5

Attendance

Members:

Councillor C. Moretti, Chair
Councillor V. Burke, Vice-Chair
Regional Councillor J. Heath
Councillor J. Webster
Councillor A. Chiu

Staff:

D. McClean, Fire Chief
C. Biss, Chief Executive Officer, Markham
Public Libraries
S. Andrews, Director, Asset Management
A. Seabrooke, Director, Strategic Services
J. Ryerson, Acting Director, Culture
W. Snowball, Deputy Fire Chief
L. Irvine, Manager, Parks & Open Space
Development
D. Pearce, Manager, Real Property
G. Taylor, Manager, Community Centre
Operations
T. Murphy, Special Events Coordinator
A. Moore, Senior Buyer
H. Tse, Project Consultant
A. Wolfe, Project Consultant
J. Kee, Committee Clerk

The Building and Parks Construction Committee convened at the hour of 9:00 a.m. with Councillor C. Moretti in the Chair. Councillor V. Burke assumed the Chair at 10:15 a.m.

Councillor C. Moretti disclosed an interest with respect to Items 4(a) and 5(b), by nature of her son being employed by Fieldgate Developments, and also by being on the Board of Directors of Markham Centennial Bocce Club and President of the Markham Bocce Association respectively, and did not take part in the consideration or discussion of or vote on the question of the approval of such matters.

1. MINUTES OF FOURTH BUILDING AND PARKS CONSTRUCTION COMMITTEE MEETING IN 2007 HELD ON APRIL 20, 2007

Moved by Councillor A. Chiu
Seconded by Regional Councillor J. Heath

That the minutes of the Building and Parks Construction Committee meeting held on April 20, 2007, be adopted.

CARRIED

5. **RECREATION AND CULTURE**

d) **WARD BUILDING RECONSTRUCTION**

Mr. Alan Wolfe, Project Consultant, introduced Mr. Peter Berton, and Mr. David Ecclestone of The Ventin Group, Ltd., Architects, who were in attendance to make a presentation regarding the Ward Building. He noted that the purpose of today's presentation was to provide information relating to the retention and restoration of the Ward Building and the general location of the new building, and to obtain feedback from Committee. Next steps would include completion of the schematic design and presentation to Council. Committee requested staff to make a further presentation to the Building and Parks Construction Committee prior to Council's consideration.

Mr. Berton gave a detailed presentation of design options for the Ward Building reconstruction, including: advantages and disadvantages of each; potential size and site locations; preliminary cost estimates; and an interim project schedule. Members were advised that a design charette had been held in the early spring and Members of the Museum Board had been unanimous in the support of renovating the existing Ward Building and constructing a new building located at the front of the Museum property. A one-storey building with basement had been the preferred design at that time.

Due to funding limitations, Mr. Wolfe suggested that this would have to be a project with two phases. Mr. John Ryerson, Acting Director, Culture, provided details regarding space requirements, noting that 14,000 square feet will deal with the existing materials.

Following some discussion with respect to the importance of the new building making a "presence" on the property, Committee requested staff to look at a two-storey design.

The matter of the preservation of the official archives of the history of Markham was raised, which are currently housed in the Mount Joy School House. Mr. Ryerson noted that a separate climate zone would be required for this material, in addition to staff being available to supervise it. It was suggested that further into the Project, some fundraising could be undertaken for archive storage and use.

Committee raised the matter of the Federal Cultural Spaces Grant, and staff advised that \$400,000 has been approved for 2007 and \$400,000 in 2008.

Members queried how the existing Ward Building will be used, and staff advised that it is proposed to use it not as museum space, but as good storage space, and also for educational programs.

In response to a query regarding the overall layout of the Museum property and the new Master Plan, Ms. Linda Irvine, Manager, Parks & Open Space Development, advised that the new collections building is consistent with the long term Master Plan, and described the importance of architecture and landscape working together in the Village Green.

Staff noted that they are working within the \$1.7M which was approved in the 2007 Budget, and it was suggested that the additional funding required to complete the project could be requested in the 2008 Budget.

Committee suggested that the Project should be done in two sections: a) proceed immediately on the reconstruction and repair of the Ward Building; and b) work on schematic design of new building.

Following some discussion, it was suggested that design options could include: the importance of the use of the Museum property for community events; availability of cooking facilities; an addition to the pavilion; the creation of a façade at the front of the property; or an edge that creates a threshold.

It was generally agreed that the Ward Building should be retained and renovated; the new building should be located at the front of the property (on Highway 48), rather than an addition to the existing Ward Building; and that a presentation be made to General Committee to obtain input from all Members.

The Chair asked staff to include the following issues in the presentation to General Committee:

- Building location at front of property
- The LEED designation of the building
- Building is to be fully accessible
- To include storage for Heritage Section materials
- To include space for children's' programs

Moved by Regional Councillor J. Heath
Seconded by Councillor A. Chiu

That the Building and Parks Construction Committee recommends that staff and Council examine the repair of the existing Ward Building, separately, as soon as possible;

And that staff examine funding options to ensure that the whole project could be done at once.

CARRIED

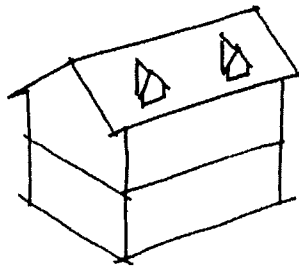
New Museum Building Costs

	High	Medium	Basic
Cost Per Sq. Ft	\$325	\$275	\$200
	<ul style="list-style-type: none"> • Class 'AA' or class 'A' museum storage provided • High-end mechanical with redundancy • Cavity wall construction • Pitched asphalt shingle roof • Covered entrance with extensive glazing into Lobby • Two-storey open Reception Hall / Lobby • Brick & stone masonry exterior • Architectural finishes in public areas 	<ul style="list-style-type: none"> • Class 'AA' or class 'A' museum storage provided • Mechanical with redundancy • Cavity wall construction • Pitched asphalt shingle roof • Covered entrance • Two-storey open to below or open to above condition at Lobby • Brick & wood exterior • Some upgraded finishes in public areas 	<ul style="list-style-type: none"> • Class 'A' museum storage provided • Mechanical with minimum redundancy • Cavity wall construction • Flat roof • Basic rectangular shape • Painted concrete block interior finish • Exterior finish: brick base with metal or wood siding above
Construction Cost	\$4,550,000.00 (14,000 sq. ft.)	\$3,850,000.00 (14,000 sq. ft.)	\$2,800,000.00 (14,000 sq. ft.)

Site work and construction contingency not included.

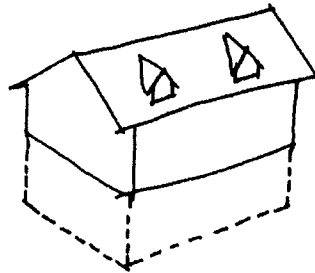


Two Storey *
7,000 sq. ft / floor



Add 15% to Cost
(add \$420,000 for Basic
\$577,500 for Medium
or \$682,500 for High)

**One Storey
With Basement**
7,000 sq. ft / floor



Add \$0 to Cost

*** An unfinished basement can be added to this option for an additional 10%. This would increase the area of the building by 33% (or 7,000 sq. ft.) for future use.**



MARKHAM MUSEUM
LEED Order of Magnitude Costs

	LEED Gold	LEED Silver	LEED Certified
Cost	Add 15% (or approx. \$420,000)	Add 10% (or approx. \$280,000)	Add 5% (or approx. \$140,000)
	<ul style="list-style-type: none"> • 39 - 51 points • Difficult to achieve with this building type • Not recommended 	<ul style="list-style-type: none"> • 33 - 38 points • Can be achieved with some additional expense 	<ul style="list-style-type: none"> • 26 - 32 points • Relatively easy to achieve • Recommended



MARKHAM MUSEUM LEED® Categories

LEED® Certified

26 – 32 points needed

Recommended

Points may be obtained under the following LEED categories:

- Site Selection
- Alternative Transportation (access to public transit)
- Alternative Transportation (bicycle storage and change rooms)
- Alternative Transportation (parking capacity)
- Stormwater Management (rate and quantity)
- Heat Island Effect (green roof or Energy Star compliant roof)
- Light Pollution Reduction (full-cutoff luminaires)
- Water Efficient Landscaping, (reduce by 50%)
- Water Efficient Landscaping, (No potable use or no irrigation)
- Water Use Reduction (20% reduction)
- Optimize Energy Performance (energy-efficient mechanical system including heat recovery)
- Ozone Protection (HCFC refrigerants for HVAC equipment)
- Construction Waste Management (divert 50% from landfill)
- Recycled Content: 7.5% (post-consumer + ½ post-industrial)
- Regional Materials: 10% (extracted and manufactured within 800 km)
- Regional Materials: 20% (extracted and manufactured within 800 km)
- Construction IAQ Management Plan: implemented during construction
- Construction IAQ Management Plan: testing before occupancy
- Low-Emitting Materials: adhesives & sealants
- Low-Emitting Materials: paints and coating
- Low-Emitting Materials: carpet
- Low-Emitting Materials: composite wood and laminate adhesives
- Indoor Chemical & Pollutant Source Control
- Thermal Comfort: Compliance (temperature and humidity control required)
- Innovation in Design
- LEED Accredited Professional



LEED® Silver

33 - 38 points needed

May be possible with increased cost. Further study needed to determine viability.

Approximately 10 points would have to be obtained under the following LEED categories:

- Reduced Site Disturbance, Development Footprint
- Stormwater Management, Treatment
- Water Use Reduction, 30% Reduction
- Optimize Energy Performance
- Best Practice Commissioning
- Measurement & Verification (Metering for consumption of water/electricity by source)
- Construction Waste Management: Divert 75% from Landfill
- Recycled Content: 15% (post-consumer + ½ post-industrial)
- Carbon Dioxide (CO₂) Monitoring
- Controllability of Systems: Spaces within 15' of Perimeter (Operable window, light switch / 200 sq.ft.)
- Thermal Comfort: Monitoring



LEED® Gold

39 - 51 points needed

Not recommended, as points are not likely to be attainable, or are inappropriate for this building type.

Approximately 5 points would have to be obtained under the following LEED categories:

- Alternative Transportation, Alternative Fuel Vehicles
- Reduced Site Disturbance, Protect or Restore Open Space
- Heat Island Effect, Non-Roof (Requires use of open-grid paving system)
- Innovative Wastewater Technologies (Would require use of greywater)
- Renewable Energy: 5%, 10%, and 20% categories
- Green Power
- Resource Reuse: 5% and 10% categories
- Rapidly Renewable Materials
- Certified Wood
- Durable Building
- Ventilation Effectiveness
- Controllability of Systems: Non-Perimeter Spaces
- Daylight & Views: Daylight 75% of Spaces
- Daylight & Views: Views 90% of Spaces

