



Report # CM 14-12
CN: 1-2-03-02

THE CORPORATION OF THE TOWN OF LINCOLN

REPORT TO: Community Services Committee
DATE OF MEETING: April 2, 2014
SUBJECT: Jordan Historical Museum Engineered Design Phase One Report

RECOMMENDATION

1. THAT Report CM 14 – 12 regarding the Jordan Historical Museum Engineered Design Phase One Report be received as information.
2. AND FURTHER THAT Council approve Phase One as outlined in this report and direct staff to proceed with the engineered design.

PURPOSE

The purpose of this report is to provide Council will information regarding the Jordan Historical Museum engineered design (Phase One) capital project, and to receive Council approval to proceed with the engineered design.

BACKGROUND

The Jordan Historical Museum Artifact Storage and Exhibit Facility Concept Design Final Report was received by the Council of the Town of Lincoln in August 2009. Council subsequently adopted Scheme Four (4) as the preferred option. This option was 4,395 square feet with an estimated 2009 cost of \$2.125 million. Since then the Town has undertaken a Stage 1 & 2 archaeological assessments, geotechnical study, site survey, measured drawings of Heritage House and a storm water management study and has completed a re-zoning for the Heritage House.

Continuing consideration by Council in 2013 resulted in staff bringing forward a report (CM 13 – 37) which outlined next steps to Museum improvements, including the potential of two phases, and including a committee discussion with the volunteers.

At the request of the Community Services Committee of July 3, 2013, staff explored a phased process for a future display/storage facility using the existing plans as a basis. A two-phased approach was presented to Community Services Committee on October 2. Details are outlined below.

Phase 1 includes enhancements to the Heritage House front porch, improvements to the landscaping at the front of the Heritage House and the addition of a new approximately 1300 square foot exhibit building. The building addition would meet barrier free standards, include reception enhancements and a display area. Estimated capital costs are \$493,290.00.

Phase 2 includes an addition of a collection storage building that would be attached to the exhibit and Heritage House building and a receiving area. The size is approximately 3900 square feet. Estimated

capital costs are \$1,418,345.00. Costs for both phases do not include equipment and furnishings which are estimated to be \$385,000.00 based on the Weatherston Architects Report August 2009.

On September 18, 2013, the Mayor, Chief Administrative Officer and Museum Director met with the Chair of the Jordan Historical Museum Volunteer Association (JHMVA) and two (2) Association volunteers to open the dialogue about future enhancements and improvements to the museum. Subsequently, the Jordan Historical Museum Volunteer Association invited Council to an informal meeting to discuss the potential future enhancements to the museum. This meeting took place on October 24, 2013. Feedback indicated that the two phase approach was acceptable to all.

CORPORATE PLAN

This report is consistent with Strategic Direction No. 3 to manage the Town in a business-like fashion that protects the quality of assets, delivers services in an efficient manner and encourages a working environment that creates opportunities to ensure high value for property taxes for all residents of Lincoln.

STAFF COMMENTS

During the 2014 budget process staff presented capital project #33 – Engineered Design for Display Enhancements (Phase One) for the museum. The engineered design will be based on the display and accessibility component from Concept 4 (as approved by Council in 2009) plus a public consultation process (Public Information Centre) and possible re-design of the outside of the building.

Council approved this project in the 2014 budget. Subsequently, staff contacted Quartek Group Inc. and invited Mr. Norm Ocampo, Director of Architecture, who has been retained by the Town to prepare the initial engineered design in 2012, to attend the February 5, 2014 Community Services Committee and present renderings based on Phase One.

A Public Information Centre was held on March 18, 2014. The purpose of this evening was to provide the public with information regarding a Phase One addition to the present museum. A total of approximately 50 residents signed in at the information centre.

Listed below are the summarized comments:

- Suggestions were made to include a basement.
- Suggested uses for a basement included:
 - Staff area (break/lunch area)
 - Storage (for artifacts)
 - Could eliminate cost of off-site storage
 - Storage (for non-artifacts)
 - Exhibit
 - Combined exhibit and artifact storage (visible storage)
 - HVAC system location
- Unfinished area to be left for future development.
- Should a basement be included, the need for an elevator was questioned.
- A basement should be included and also include an elevator.
- Ramp size and location and alternate accessibility access was suggested.
- LEED certification was suggested.
- Concerns were expressed as to the estimated cost in relation to size of the building.
- Concerns were expressed regarding the current off-site storage of artifacts.
- It was suggested to include the demolition of the Heritage House and to use the resulting site for a new building.

- Concerns were expressed about money to be spent on landscaping of the Heritage House if it is to be demolished in future.
- Concerns were expressed regarding the proposal to raise the floor level of the new building to meet that of the Heritage House.
- A complete plan for the phased development of the new facility was requested.
- A concern was raised that committing to a small, non-utilitarian, expensive expansion by spending time, money and effort to build this extension without committing to a long term examination of the overall needs of the museum would be a mistake.
- Questions were asked regarding location of parking and encroachment onto museum site heritage area.
- The future of the existing garage was questioned.
- A property adjacent to the museum grounds was suggested for expansion.
- It was suggested to locate a new museum exhibit/administration building at:
 - Jordan Yard
 - Jordan Public School
- Suggested revisions of the design include:
 - An historic architectural style (a Mennonite meeting house was suggested)
 - Larger facility
 - Alternative exterior finish
 - Windows on south side of building
 - A window into the display area
 - Change in colour as shown on concept plan
 - Inclusion of space for Heritage Gift Shop and Lincoln Archives
- Approval was expressed for the overall development of the museum.
- An indication was given that it is generally a good concept.
- Overall the plan looks good and presents the street in a very positive manner.
- Suggestion was received that this is long overdue and is a wonderful idea.
- Agreed that a new facility should not extend further onto the site than the proposed new design.
- A phased approach was approved.
- Off-site artifact storage as opposed to on-site was supported.
- Stand-alone HVAC system was approved.

ATTACHMENTS

1. Town Hall Connection – Jordan Historical Museum in Review, March 2014
2. Individual Comment Sheets from March 18, 2014 Public Information Centre, including comments received by e-mail following the Public Information Centre

Report Prepared On: March 27, 2014

Respectfully submitted by:

Reviewed by:

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Helen Booth
Jordan Historical Museum Director

Reviewed by:

Reviewed by:

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