



To: Public Works and Transportation Committee **Date:** January 28, 2009
From: John Irving, P.Eng, MPA **File:** 06-2052-25-BHSY1/Vol 01
Director, Engineering

Re: **Britannia Heritage Shipyard: Historic Zone Project Update**

Staff Recommendation

That the Britannia Heritage Shipyard: Historic Zone Update report from the Director of Engineering be received for information.

John Irving, P. Eng, MPA
Director,
Engineering
(604-276-4140)

Vern Jacques
Acting Director,
Recreation & Culture
(604-276-4930)

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ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Recreation & Culture	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO
	<input checked="" type="checkbox"/> <i>JIR</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>at</i>

Staff Report

Origin

In July 2008 staff undertook a review of scope of work in the Britannia Phase II project and subsequently Council endorsed the construction of a separate public washroom facility. Given this prior discussion regarding the scope of work in the Britannia Heritage Site, the purpose of this report is to advise Council of the addition of Phase III works to the current construction program given the available unspent project budget.

Background

Britannia Heritage Shipyards Historic Zone Development Plan was endorsed by Council in 2004. The plan recommended that the area be developed in two phases but for budgetary reasons, the design and conservation of the Historic Zone has been phased over 3 years.

- Phase I included site servicing, pond development, boardwalk and building foundations.
- Phase II included the exterior of all buildings in the Historic Zone, including the Cannery Office as well as the interior of the buildings, with the exception of the Chinese Bunkhouse.
- Phase III completes the interior of the Chinese Bunkhouse and the exhibits and wayfinding for the Historic Zone.

Once Phase III is completed, the Historic Zone will be open to the public.

The general contractor has been on site since April 2008 working on Phase II and in July 2008, Council approved the construction of a stand alone washroom in the current phase. As of January 30, 2009, the exteriors of all of the buildings in the Historic Zone are complete, the interiors, with the exception of the Chinese Bunkhouse are substantially complete and the construction of the washroom is nearing completion. The design for Phase III has been completed and drawings are ready to be issued for tender.

In 2008, the City and its partners hosted the first "Doors Open Richmond" event and 3000 people visited Britannia Heritage Shipyard during the 2 day event. This celebration gives residents and visitors an opportunity to explore Richmond's arts, cultural and heritage diversity. On the weekend of May 2 – 3, 2009 "Doors Open Richmond 2009" will mark the official opening of Historic Zone.

Analysis

Parkwood Construction Inc. was the lowest responsive and responsible bidder for Phase I and II of the Historic Zone and is currently on site completing Phase II.

The general contractor has made excellent progress on the project and responded well to the changes involving the addition of the new washroom building with the appropriate resources. As a result of the effective delivery of the project to date, sufficient funding is available to advance further work that was intended to be part of Britannia – Phase III.

Parkwood Construction Inc. is able to complete the interior renovation of the Chinese Bunkhouse in time for the Doors Open Richmond 2009 event for a cost of \$102,300. This quote has been reviewed by the Architect and is considered reasonable. The quote is within the amount budgeted for the work in question. The funds for Phase III were approved in the 2008 Capital Budget.

By having one general contractor work on the two projects at the site concurrently ensures the project will be completed in time for the event.

The official opening of the Historic Zone of Britannia Heritage Shipyard coincides with the Doors Open Richmond 2009 event. Having all interior spaces of the Historic Zone completed for May 2, 2009 will enhance the experience that the residents and visitors of Richmond will have during the official opening.

Financial Impact

None at this time.

Conclusion

The official opening of the Historic Zone at Britannia Heritage Shipyard, National Historic Site is on May 2, 2009. Having the current contractor complete the interior of the Chinese Bunkhouse ensures that the work will be completed on time and in a cost effective manner.



Mary Brunet, MAIBC
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JW:jw