

**EXPANSION FEASIBILITY STUDY**

**6.0 RECOMMENDATIONS**

**6.1 Recommendations**

- (1) Renovation and expansion of the PCMA building is required in response to five primary considerations:

Providing appropriate conditions for the artifact and archival collections in the care of the PCMA.

Providing expanded exhibition capability to enable the Museum to more completely share the history of Peterborough and to provide a showcase for its nationally significant collections.

Providing expanded capacity for public programs to meet the demands of the community.

Providing adequate services and amenities for the Museum visitors.

Providing work spaces for staff which encourage productivity and meet norms for health and safety.

- (2) The Museum needs both quantitative and qualitative improvement to meet its mandate. Total space requirements are in the order of four times that provided by the existing building. The accommodation needs to achieve accepted standards for collection preservation as well as improved conditions for visitors and staff.
- (3) The accommodation requirements presented in this report represent a realistic scale of public services and appropriate conditions for the present collection as well as allowance for 25 years of growth at predictable rates.
- (4) The development model presented in this report indicates that these requirements can reasonably be met with a combination of renovation and expansion of the existing building tightly linked to a compact addition of four floors. Total gross area is in the order of 54,339 square feet.
- (5) The construction cost estimate based on this model is \$9.9 million. Additional project overhead costs would bring the total building project cost to \$11.0 million.
- (6) In addition to the direct building costs mentioned in (5) above, there would be requirements for collection storage systems, equipment and furniture, and permanent exhibition development. These costs total \$2.5 million. The total of construction and collection / exhibition costs is \$13.5 million.
- (7) The design of the project as illustrated in the development model should allow for construction of the addition while the existing building remains in use. Following occupancy of the new addition, the existing building renovation and extension could be undertaken. This approach would minimize the length of time that the Museum is closed to the public.

6.0 RECOMMENDATIONS

**6.1 Recommendations (continued)**

- (8) Since the implementation of the project will take some years to complete, a series of short-term measures are recommended to reduce the risk to the collections as listed below.

**Short-term Measures**

The following are measures that can be undertaken without significant building expansion or alteration that would reduce the present risk level:

- 1) Remove all storage items, collection and non-collection from the mechanical / electrical room. Ensure that this space is regularly cleaned. Have equipment inspected from a fire safety point of view. Improvement in progress since inspection.
- 2) Attempt to separate work areas from storage areas by reorganizing uses in the archives room and the adjacent area. Remove hazardous activities and materials completely from the building. Improvement in progress since inspection.
- 3) Verify that the smoke detection and alarm system is fully functional. Have fire department recommend additional fire extinguishers and have staff training on their use. Improvement in progress since inspection.
- 4) Develop an emergency plan and stock emergency recovery materials. Improvement in progress since inspection.
- 5) Request CCI or consulting conservator advice on any acute storage conditions that can be improved through different storage equipment or techniques. Improvement in progress since inspection.
- 6) Have fire department representatives come to the Museum to familiarize themselves with conditions and emphasize value of collection. Receive and consider their recommendations for short-term measures. Improvement in progress since inspection.
- 7) If building expansion / improvement project does not go forward in the immediate future, proceed to install a sprinkler system throughout the building and upgrade fire separations around the collection storage area.
- 8) Implement a moratorium on acquisitions until more space is available to avoid exacerbating the overcrowding of the storage.

**6.0 RECOMMENDATIONS**

**6.1 Recommendations (continued)**

- 9) If the building expansion project does not proceed in the immediate future, consider renting or otherwise obtaining off-site storage space to relieve the overcrowding by moving out the least vulnerable portion of the collections (off-site storage is not generally desirable but may be preferable to continuing the present overcrowding).

**6.2 Implementation Plan**

The following are the major activities involved in implementing a museum development project of this nature. Following the description of the primary activities is an overall integrated schedule. The schedule is deemed to start when overall approval and funding commitments are secured.

Specific procedures required for any building project such as geotechnical investigation, archaeological assessment, environmental assessment, zoning approval, building permit application, are not detailed here.

**Design Processes**

Functional Program

Based on the feasibility study presented in this report, a refinement of the requirements and detailed, space by space, design criteria are developed to present to the design team as the instruction for the project.

Architect / Engineer Selection

The design team, led by an architectural firm or joint venture, and including structural, mechanical, electrical engineering consultants and specialist consultants is selected by a process defined by the municipality.

Schematic Design

The design team considers the project requirements and budget and prepares design concepts for consideration. Presentations are made and input solicited from the client steering group consisting of Museum and City representatives. The process involves several reiterations until there is consensus on a single design concept. If necessary for fundraising purposes, an "artist's rendering" can be prepared at this stage. The project is estimated at this stage to ensure conformity with the budget.

Design Development

The design concept is further developed and becomes more specific. Engineering systems are defined. Subsoil investigations may be undertaken at this stage. Materials, finishes, and typical details are developed. Reviews of this material with the project steering group are conducted and input taken into account. The project cost estimate is updated to ensure compatibility with the budget.