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RBCM Indicative Design Background

- Through the development of the museum business case there have been several indicative design iterations reflecting the evolution of the program and vision.
- The indicative design, sometime referred to as concept massing, is developed to assist in costing and to ensure that the functional program and required adjacencies are achievable on the site.
- Releasing the indicative design publicly includes the following potential risks or implications:
 - Public Misperception - gives the public the perception that the design is finalized which isn't accurate and potentially adding to project communications and issues management challenges.
 - Procurement - influences teams competing in procurement s.17
 - Innovation - does not support the objective of innovation and bringing new and fresh ideas to the table by proponent teams.
 - Relationships - may impact First Nation relationships as current indicative design does not honor local nation culture.
- The most recent of three indicative designs produced for the downtown site is reflected below.
- The final design will ultimately be brought forward by proponent teams as part to the procurement process.

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RBCM Modernization Site Analysis

- With the approval of the concept plan TACS was directed by Treasury Board to submit service delivery options prior to development of the business case.
- 4 service delivery options were considered – 2 consolidated site options and 2 separate site options

Option 1	Consolidated museum and research and collections facility on a new site.
Option 2	Museum on a new site and a research and collections facility on a separate new site.
Option 3	Consolidated museum and research and collections facility on the existing site.
Option 4	Museum on the existing site and a research and collections facility on a separate site.

- A scan was conducted supported by MIRR, Citz and Devoncore Real Estate Advisor.
- Results were analyzed in a two-step process.

Step 1: Evaluate sites against minimum mandatory requirements of:

Site Considerations	Assessment Criteria
Location	<ul style="list-style-type: none"> • Museum site must be located in downtown Victoria • Research and Collections Facility site must be within 32 km from the existing employment location (collective bargaining agreement stipulation).
Buildable Area	<ul style="list-style-type: none"> • Consolidated Museum site must accommodate minimum buildable floor space of 42,000 m²* • Museum only site must accommodate minimum buildable floor space of 25,000 m²* • Research and Collections Facility site must accommodate a minimum floor space of 22,000 m²*
Logistics	<ul style="list-style-type: none"> • Ability to accommodate shipping/receiving from 53' trailers • Ability to accommodate a minimum of two buses in drop off/loading zone

*Note that floor space requirements were point in time and no longer reflect current program size. (Approved gross program area for Museum is 21,300 sq metres and CRB is 15,500 sq metres)

- 34 sites were identified at that time §.17
- Identified sites were then analyzed against the minimum criteria resulting in a short list of 20 sites which were further reduced to 5 in step 2 by analyzing the sites against key considerations of net cost, assembly complexity, accessibility, transit, geotechnical, etc.
- A comparison of shortlisted sites to the four service delivery options resulted in no viable site options for either a consolidated museum and research and collections facility or for

establishing the museum on a new site downtown. Note this was based on the size of the programs at the time of analysis.

- Options 3 (consolidated on existing site) and 4 (museum on existing and research and collections building on a new site) were then analyzed using a multi-criteria analysis against the project objectives and criteria resulting in a 2 site delivery option being the recommended approach.
- The 2019 report back received approval for the two-site delivery model with the museum on the downtown site and the collections and research building being built on a new site.
- The 2020 business case submission resulted in approval to purchase the Royal Bay site in Colwood for the new collections and research building and further work required for the downtown site which was subsequently approved in the 2021 business case.

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