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# HALDIMAND COUNTY

## Report CDP-09-2023 Budget Amendment Edinburgh Square Heritage and Cultural Centre Window Replacement Project



For Consideration by Council in Committee on October 31, 2023

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### OBJECTIVE:

To request Council, approve an amendment to the current approved budget for the replacement of heritage windows at Edinburgh Square Heritage & Cultural Centre in Caledonia.

### RECOMMENDATIONS:

1. THAT Report CDP-09-2023 Budget Amendment Edinburgh Square Heritage and Cultural Centre Window Replacement Project be received;
2. AND THAT the Revised Budget for the window replacement project at Edinburgh Square Heritage and Cultural Centre, as outlined in CDP-09-2023, be approved.

**Prepared and Reviewed by:** Katrina Schmitz, Manager, Community Development & Partnerships

**Respectfully submitted:** Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

**Approved:** Cathy Case, Chief Administrative Officer

### EXECUTIVE SUMMARY:

The 2022 Tax Supported Capital Budget included a project budget of \$320,000 to replace the windows at Edinburgh Square Heritage & Cultural Centre in Caledonia, which is designated for its heritage value through Part IV of the *Ontario Heritage Act*.

The window replacement project includes architectural designs and engineered drawings to conform with heritage conservation standards, custom-made windows (including sills, sash windows, storm windows, etc.), installation and repairs/remediation to brickwork and joinery surrounding the windows.

The request is to complete provisional work in the tender—comprised of all windows on the north side of the building, including one of two large Palladian windows—at a cost of \$97,115, given the efficiencies and savings associated with doing the work while the contractor is on site.

Some funds are available from the original budget to complete the work while savings from another Heritage & Culture project (\$12,000) can be transferred to this project; however, there remains a shortfall of \$46,000, which is the budget amendment staff are requesting at this time.

### BACKGROUND:

#### The Facility

Built in 1857, Edinburgh Square Heritage & Cultural Centre sits on a large, central 'town square' in the community and has operated as a museum and cultural centre since the late 1980s.

Designed by noted architect John Turner, the former Caledonia Town Hall and Lock Up is now an active reference archive and educational centre, presenting the history of Caledonia—and the County—through educational and outreach activities for all ages and a number of permanent and temporary exhibits. More than 165 years old, it houses the original jail cell and a permanent display highlighting the gypsum mining industry along the Grand River.

### **Project Development**

Based on photographic evidence and the current work, the windows at Edinburgh Square Heritage and Cultural Centre have been replaced on three previous occasions: around 1900, in the 1930s-1940s and in the 1980s.

The replacement of the windows at the museum was originally identified and included in the 2017 Tax Supported Capital Budget. The project costs were adjusted during that time and most recently included in the 2022 Tax Supported Capital Budget at a budget of \$320,000.

In fall 2022, staff worked with KSA Historic Building Consultants to develop the design, engineered drawings and tender proposal for the replacement of all windows at Edinburgh Square Heritage & Cultural Centre (all four sides of the building).

### **Project Tender**

In spring 2023, the construction/installation project for replacement of all windows at Edinburgh Square Heritage & Cultural Centre was tendered, but came in significantly over budget.

Staff revised the tender, specifying completion of the south, west and north side windows. This tender was awarded to Heritage Mill Historical Building Conservation in June 2023 and the work was initiated.

## **ANALYSIS:**

Heritage Mill Historical Building Conservation mobilized to the site in early July 2023, installing scaffolding on the south, west and north sides of the building.

### **Window Installation Progress & Findings**

Work has been progressing well, although considerable additional damage to brickwork and joinery—essential to ensure the secure installation of the windows and to make the building structurally sound and water-tight—was found surrounding each window. This resulted in change orders in the amount of \$38,170 for the south and west side windows, leaving a shortfall for completion of the north side windows.

### **Need & Benefit**

The current replacement project is the first that is in keeping with the original design and construction features of the windows from 1857, and is true to heritage conservation principles and standards. In accordance with the CCDC Contract there is a two-year warranty on the workmanship, labour and materials. However, the contractor has stated that if maintained, it is expected these windows will last 75+ years.

The current windows have been deteriorating at a rapid rate for the past decade, and have started to compromise the building envelope (considerable water damage behind the brick work, the windows aren't secure and allow cold air and, at times, snow, into the building).

Since the pandemic, the County has seen budgets for capital projects increase significantly. Completing the north side windows now would be a considerable savings as compared to having to re-tender the project in the future. This is based on:

- Scaffolding already being mobilized at the north side of the building; and,

- Materials to do the north side will be at 2023 costs given those windows were identified in the tender (expectations are 2024/future costs would see an increase).

Staff intend to include, in the 2024 Tax Supported Capital Budget, an initiative to replace the east side windows of the building, resulting in a secure facility that will begin to benefit from energy efficiency and be architecturally accurate.

## FINANCIAL/LEGAL IMPLICATIONS:

The 2023 Council approved Tax Supported Capital Budget included \$320,000 for this project. An additional \$12,000 has been transferred from another Heritage & Culture project with projected savings. Staff have estimated that the budget required to complete the replacement of windows on the south, west and north side windows of Edinburgh Square Heritage and Cultural Centre is \$378,000, with an additional amount of \$46,000 to be funded from CRR-General.

	<b>Current Approved Budget</b>	<b>Proposed Change</b>	<b>Proposed Revised Budget</b>
<b>Expenditures:</b>			
Edinburgh Square Heritage & Cultural Centre Window Replacement	\$332,000	\$46,000	\$378,000
<b>Total Expenditures</b>	<b>\$332,000</b>	<b>\$46,000</b>	<b>\$378,000</b>
<b>Funding:</b>			
CRR-General	\$332,000	\$46,000	\$378,000
<b>Total Funding:</b>	<b>\$332,000</b>	<b>\$46,000</b>	<b>\$378,000</b>

As presented to Council during the 2023 Tax Supported Capital Budget deliberations, there are financing concerns over the 10 year forecast with respect to the CRR-General reserve. Financing strategies for future projects will require a thorough review to keep reserve balances funded appropriately to meet ongoing infrastructure needs.

## STAKEHOLDER IMPACTS:

This report was prepared in consultation with staff from the Facilities Capital & Asset Management and Finance Divisions.

## REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

**REFERENCES:**

None.

**ATTACHMENTS:**

None.