
HALDIMAND COUNTY

Report CDP-01-2024 Budget Amendment – Edinburgh Square Heritage & Cultural Centre Window Replacement



For Consideration by Special Council on February 1, 2024

OBJECTIVE:

To request an amendment to the draft 2024 Tax Supported Capital Budget for the replacement of a second phase of heritage windows at Edinburgh Square Heritage & Cultural Centre in Caledonia.

RECOMMENDATIONS:

1. THAT Report CDP-01-2024 Budget Amendment – Edinburgh Square Heritage & Cultural Centre Window Replacement be received;
2. AND THAT the revised budget to complete the window replacement project at Edinburgh Square Heritage & Cultural Centre, in the amount of \$185,000 as outlined in Report CDP-01-2024, be approved.

Prepared by: Katrina Schmitz, Manager, Community Development & Partnerships

Reviewed and Respectfully Submitted by: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Cathy Case, Chief Administrative Officer

EXECUTIVE SUMMARY:

In 2023, Haldimand County undertook the replacement of heritage windows on the north, south and west sides of 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 draft 2024 Tax Supported Capital Budget includes a requested budget of \$135,000 to complete the replacement of windows on the east side of the building. This includes ten windows, and mirrors the work which is currently being completed on the west side of Edinburgh Square Heritage & Cultural Centre.

The projected \$135,000 budget was developed in fall 2023; since then, the current contractor has found considerable additional damage and associated remediation work on the west side windows, and staff do not believe the proposed budget will be adequate to complete the window replacement on the east side of the building. Staff estimate that an additional \$50,000 will need to be added to the proposed 2024 Tax Supported Capital Budget—bringing the total projected budget to \$185,000—to complete the east side windows.

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 education 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.

Replacement Of North, South, West Side Windows

The replacement of these windows has resulted in a dramatic improvement in the overall appearance of Edinburgh Square Heritage & Cultural Centre, resulting in it looking—for the first time in decades—like it did when it was first built. As well, the quality of the windows, joinery and brick repointing has resulted in a more weather resistant and environmentally-sound building envelope.

ANALYSIS:

At the October 31, 2023 Council in Committee meeting, staff presented [Report CDP-09-2023](#) to advise Council of increases to the first phase of the Edinburgh Square Heritage & Culture Centre window replacement project, which included the north, south and west-side windows. Staff requested an increase to the \$332,000 budget of \$46,000, based on the information available at the time.

During replacement of the west side windows the past two months, staff became aware of additional unexpected costs due to the poor condition of the millwork and brickwork around each window, as well as the need to construct appropriate temporary coverings (shutters) for some of the windows. These shutters allow the windows to be covered to create temporary walls during gallery installations and removed to clean and potentially repair the windows. Previously, drywall covered the windows, which limited the ability to complete appropriate maintenance. Staff anticipate these same conditions and needs will be required on the east side.

In order to ensure appropriate resources are available to complete the window replacement at Edinburgh Square Heritage & Cultural Centre, staff are recommending that the proposed budget in the draft 2024 Tax Supported Capital Budget be increased by \$50,000 to a total of \$185,000.

FINANCIAL/LEGAL IMPLICATIONS:

The Draft 2024 Tax Supported Capital Budget includes a budget of \$135,000 for this project. Since the development of this budget, staff have been made aware of additional, unexpected costs associated with the poor condition of the existing millwork and brickwork around each window as well as the need to construct appropriate temporary coverings for some of the windows in order to be able to create gallery walls.

This project is currently being funded from the Canada Community-Building Fund Reserve Fund (formerly the Federal Gas Tax Reserve Fund). An amendment of \$50,000 is required as follows:

	2024 Draft Budget	Proposed Amendment	2024 Revised Budget
Capital Expenditures:			
782008 – Window Replacement	\$135,000	\$50,000	\$185,000
Total Capital Expenditures:	\$135,000	\$50,000	\$185,000
Financing:			
Canada Community-Building Fund Reserve Fund	\$135,000	\$50,000	\$185,000
Total Financing:	\$135,000	\$50,000	\$185,000

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:

1. [CDP-09-2023 Budget Amendment Edinburgh Square Heritage and Cultural Centre Window Replacement Project.](#)

ATTACHMENTS:

None.