
HALDIMAND COUNTY

Report FCA-04-2024 Budget Amendment - Wilson MacDonald Memorial School Museum Bell Tower Restoration



For Consideration by Council in Committee on October 29, 2024

OBJECTIVE:

To obtain Council approval for a budget amendment for additional capital funding for the restoration of the Wilson MacDonald Memorial School Museum bell tower.

RECOMMENDATIONS:

1. THAT Report FCA-04-2024 Budget Amendment - Wilson MacDonald Memorial School Museum Bell Tower Restoration be received;
2. AND THAT the revised budget as outlined in Report FCA-04-2024 be approved.

Prepared by: David Lamanes, Facilities, Capital and Asset Management Technologist

Reviewed by: Jeff Oakes, Manager, Facilities Capital & Asset Management

Respectfully submitted: Tyson Haedrich, M. Eng., P. Eng., General Manager, Engineering & Capital Works

Approved: Cathy Case, Chief Administrative Officer

EXECUTIVE SUMMARY:

The Wilson MacDonald Memorial School Museum located in Selkirk requires structural restoration of the existing bell tower. This work was identified through a 2022 building condition assessment.

Higher material costs, as well as the significant scaffolding system required to complete the restoration work, have resulted in bid pricing that significantly exceeds the \$25,000 approved budget. A budget amendment of approximately \$23,000 is required to award the contract.

BACKGROUND:

The Wilson MacDonald Memorial School Museum is a historically important part of the Selkirk community. The one-room brick schoolhouse was built in 1872 and was designated for its historical value through By-Law 61-82. The bell tower (see Attachment 1) is listed in the designation as one of several character-defining elements.

The Wilson MacDonald Memorial School Museum requires the restoration of the existing bell tower to repair structural issues and deterioration that have occurred over the years in order to return it back to its original state. The bell tower was inspected by Kalos Engineering during a 2022 building condition assessment and the identified work was budgeted at \$25,000 for a complete restoration. The proposed inspection and budget developed at the time did not take into account the additional requirements related to the historical restoration aspect of the work and accessibility requirements to the tower itself

in order to have the work safely completed. The project was formally approved through the 2023 Tax Supported Capital Budget and Forecast.

KSA Architectural Solutions Inc. was hired to create a project manual including an in-depth analysis and scope of work required to restore the bell tower to original state. The project scope is specific to the bell tower and involves the restoration of the wood supporting structure for the bell, the decorative finished woodwork of the tower and the metalwork for the bell. The cost for the KSA Architectural Solutions Inc. work was approximately \$6,600.

It should be noted that due to the poor condition of the bell's supporting structure, temporary repair work was undertaken in the fall of 2023 to stabilize the bell in place at a cost of approximately \$2,000.

ANALYSIS:

In order to ensure the bell restoration project had qualified contractors capable to complete historically designated restorations, three contractors recommended by KSA Architectural Solutions Inc. were selected to submit bids.

The tender documents were provided to the three qualified contractors with a closing date of September 3, 2024. Two of the three companies submitted bids and the following table summarizes the tender submissions:

Bidder	Bid Price Received (including full HST)
Heritage Mill Historic Building Conservation Inc.	\$39,694
Heritage Restoration Inc.	\$95,937

The lowest compliant bid was received from Heritage Mill Historic Building Conservation Inc. in the amount of \$35,745 (including non-rebateable HST). Heritage Mill Historic Building Conservation Inc. is currently working with the County on the restoration of the windows at the historically designated Edinburgh Square Museum in Caledonia and is performing satisfactorily.

The funding commitments to the 2023 repair work, the consulting services of KSA Architectural Solutions Inc. and the higher than expected bid pricing results in a funding shortfall of approximately \$22,600 including a \$3,000 contingency to cover any unforeseen costs with the restoration work.

FINANCIAL/LEGAL IMPLICATIONS:

In order to fund the bell tower restoration, a budget amendment to the Wilson MacDonald Memorial School Museum Bell Tower Restoration project in the amount of \$22,600 is required. In order to cover this shortfall, staff are recommending the following revisions to the 2024 Tax Supported Capital Budget and Forecast:

	Current Approved Budget	Amendment Required	Proposed Revised Budget
Capital Expenditures:			
312313 - Bell Tower Restoration	\$25,000	\$11,000	\$36,000
2023 Bell Stabilization Repair	\$0	\$2,000	\$2,000
KSA Architectural Solutions Inc.	\$0	\$6,600	\$6,600
Contingency	\$0	\$3,000	\$3,000
Total Capital Expenditures:	\$25,000	\$22,600	\$47,600
Financing:			
312313 - Bell Tower Restoration – CRR General	\$25,000	\$22,600	\$47,600
Total Financing:	\$25,000	\$22,600	\$47,600

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

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

REFERENCES:

None.

ATTACHMENTS:

1. Photo of Bell Tower.