Minutes – Executive Policy Committee – December 4, 2009

CAPITAL BUDGET REVIEW

Minute No. 47 **Request for Financial Assistance – Le Musée de Saint-Boniface Museum (St. Boniface Ward) eFile PR-9.3**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee received as information the December 3, 2009, recommendation of the Standing Policy Committee on Property and Development pertaining to a request for funding from the Le Musée de Saint-Boniface Museum.

DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the December 3, 2009, recommendation of the Standing Policy Committee on Property and Development pertaining to a request for funding from the Le Musée de Saint-Boniface Museum, be received as information.

Carried

STANDING COMMITTEE RECOMMENDATION:

On December 3, 2009, the Standing Policy Committee on Property and Development recommended that the request for funding in the amount of $70,000.00 to assist with the cost of replacing/upgrading eaves troughs and down spouts and restoring the circa 1885 front porch at Le Musée de Saint-Boniface Museum, be forwarded to the Executive Policy Committee for consideration during the 2010 Capital Budget Process.

On November 3, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and referred the matter to the 2010 Capital Budget Process.

Further, on November 3, 2009, the Standing Policy Committee on Property and Development forwarded the request for funding assist with the costs of the proposed restoration work at Le Musée de Saint-Boniface Museum, to the Historical Buildings Committee for comment on the possibility of utilizing funds from the Gail Parvin Hammerquist Fund.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 5, 2009, the Riel Community Committee recommended that the request from Le Musée de Saint-Boniface Museum for funding in the amount of $70,000.00 to assist with the cost of replacing/upgrading eaves troughs and down spouts and restoring the circa 1885 front porch be forwarded to the Standing Policy Committee on Property and Development for consideration during the 2010 Capital Budget Process.

Le Musée de Saint-Boniface Museum

July 13, 2009

Councillor Vandal
Riel Community Committee
510 Main Street
Winnipeg (MB) R3B 1B9

Subject: **Replacement and upgrade of eave troughs and downspouts,**
Restoration of circa 1885 Front Porch
494 Taché Avenue, Le Musée de Saint-Boniface Museum (Grey Nuns' Convent)

REQUEST:

That the City of Winnipeg allocates a sum of $ 70,000 to defray a portion of the costs associated with the above projects. The St. Boniface Museum is housed in Winnipeg's oldest building, the former Convent of the Grey Nuns, which is leased from the Nuns and their heirs by the City of Winnipeg. The building is not considered a Civic Building *per se*, but is a City responsibility as per the Lease Agreement and signed Agreements with the Federal Government. Nonetheless, the museum continues to make its best efforts to secure funding from other sources when major building issues arise. Based on the advice provided by the working group consisting of Federal, Provincial and City officials as well as the consulting architects, the Museum estimates for the required work are in the area of 140k. The Museum has secured commitments for 50% of the funding based on their being matched. The Museum is asking the City of Winnipeg to provide the remaining 50%. ($70 000) It should be noted that the Bid Opportunity documents cannot be issued by Materials Management department nor can any work be carried out until all of the funding is secured. Overall supervision and disbursements related to the projects are carried out by the Planning, Property, and Development Department of the City. Work could begin as early as late summer or the fall if funding is secured in time. Failure to proceed quickly will result in more rapid deterioration of the "new" paint and the possible closure of the heritage main entrance for safety reasons.

REASON FOR THE REPORT:

As the following history indicates, the City of Winnipeg is responsible for the maintenance and upkeep of the building, which is recognized as a historic building by all three levels of government and by the public at large. The technical and financial assistance of the City is vital in order to proceed with projects related to the overall preservation of the building and protection of work recently done (minor repair and painting of the exterior.)

HISTORY:

1938 La Société Historique de Saint-Boniface (SHSB, est.1902) opens a museum in the basement of the Basilica. The SHSB is eventually provided space in the St. Boniface City Hall for this purpose and later returns to the Basilica.
1956 The Grey Nuns vacate 494 Taché, their home since 1847.

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Le Musée de Saint-Boniface Museum

1956 to 1958 Amid rumors of impending demolition of the former convent, the SHSB spearheads efforts to designate the building as a National Historic site within which they would establish a museum.

Nov. 1958 The Historic Sites and Monuments Board of Canada recognize the building as nationally significant and recommend that it be preserved for possible use as a museum.

Nov. 1959 The City of St. Boniface, having taken the lead on the project, creates the St. Boniface Museum Board made up of both Aldermen and Citizen Members. The City Clerk acts as Secretary /Treasurer.

March 5, 1963 City of St. Boniface and the Federal Govt. sign an Agreement cost sharing the expense of building restoration. The City must conclude a 99-year lease with the Grey Nuns and a museum management agreement with the SHSB. Other contributors to the project are the Province of Manitoba and the Metropolitan Corporation of Winnipeg.

June 20, 1963 The City of St. Boniface signs a 99-year lease agreement with the Grey Nuns. The City is to be "fully responsible for the maintenance of the buildings…and any repairs that may become necessary…and any alterations necessary to make the buildings suitable for a historical museum, and all expenses regarding heating, light, insurance and the like." This Agreement with the Grey Nuns (now Despins Charities Inc.) expires in 2062.

Summer 1967 Following several years of retrofitting; the Museum opens its doors to the public. Regular operations begin the next summer until eventually the Museum is open year round.

May 25, 1970 Given that the initial funds were insufficient to meet the costs of the restoration and that the City of St. Boniface was unable to conclude a management agreement with the SHSB, a new Agreement is signed with Ottawa. It replaces the 1963 Agreement. Again, Metro and the Province are listed as contributors and the City of St. Boniface agrees to "maintain the convent at its own expense…for a period of 30 years…"

July 1971 The City of Winnipeg Act is passed and the City of Winnipeg assumes "all the responsibilities of the former city of St. Boniface in connection with the St. Boniface Museum."

June 1988 The Historic Sites and Monuments Board reaffirms that the Convent is of "exceptional" national significance on both historical and architectural grounds and asks the Minister to enter into discussions with the City of Winnipeg and others "to restore the historic fabric of the convent."

May 1990 City Council adopts a Business Plan prepared by the Museum which refers to the "Grey Nuns' Convent Conservation Report" and the need to carry out major structural and restorative work on the building. The Business Plan also called for the preparation of a long term museum planning document and the installation of contemporary elements such as handicap access, design of a new heating system, office space etc. Of the total cost of $1 264 000, the City contributed $410 000, the Federal Govt. $580 000 and the Museum secured $157 000 from the Province and $117 000 from other sources, including its own limited reserve funds.

February 19, 1991 The City of Winnipeg and the Federal Govt. enter into a Cost-Shared Agreement, which permits the restoration and structural stabilization of the building as outlined in the Conservation Report. In part the City agreed "at its own expense …to…operate, maintain and protect the Grey Nun's convent in the same condition as its rehabilitated state, for a period of forty-two years."

October 1993 – May 1995 The Museum is closed for the renovations. As part of this work, the exterior of the building is repainted in the spring of 1994.

February 19, 1996 The Museum and the City receive awards from Heritage Winnipeg for the work done on the building. A Heritage Canada Award was received in 1995.

2003-2004 The need to be repair and repaint the museum's exterior has been apparent to even the casual visitor and the Museum meets with the City's Heritage Buildings committee seeking the resources to begin the repairs and painting. In June 2003, the City provided a "City Wide Heritage Grant" of $50 000 that allowed the Museum and City officials to contract for an assessment of the building's immediate needs. The first requirement was to affect repairs to

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Le Musée de Saint-Boniface Museum

windows and frames in order to solve condensation issues without which overall painting would be premature. This work is carried out over the winter of 2003-2004.

Nov 2005 Riel Community Committee is approached for a grant of $ 25 000 to assist with the painting of the building and other work. The City awards the funds in early 2006.

Jan-April 2006 A Condition Assessment (attached) of the building is prepared by Prairie Architects Inc which outlines the scope of work required for the painting and identifies other issues such as the need to replace and upgrade the eaves troughs and downspouts, replace some missing shingles, restore two deteriorated heritage doors, replace the rear shipping door and frame, install a main floor janitor's closet and restore the main entrance heritage porch (c. 1880) and the decorative north porch. The Museum applies to the Province and the Winnipeg Foundation for additional support.

2006-2007 With the funding secured from the Winnipeg Foundation, the Province of Manitoba, in-kind assistance from Parks Canada and the Museum's own resources, much of the above work is carried out. The City's $25k accounts for about 25-30% of the total costs.

2008 As an in-kind service, the Province produces detailed drawings required for the restoration of the front porch. The work on the porches, eaves-troughs, and downspouts remain outstanding and some flashing issues are identified at the base of the two chimneys.

2009 The Museum convenes a working group comprised of relevant officials from all three levels of government including the City of Winnipeg Museums Coordinator to develop an approach to completing the outstanding work and to develop a long term strategy for building maintenance. The Museum successfully applies to the Parks Canada's National Historic Sites Of Canada Cost-Sharing Program for $50 000 and to the Provincial Heritage Buildings Program for $10 000. (5K in 2009 and 5k in 2010 subject to budgetary approval) The Museum also applies 12k of previously granted Community Places funded to have Prairie Architects Inc. prepare bid documents relative to the eaves and downspout work. Broad estimates for this, the porch work and other items currently sit at about $140 000 of which the Museum has already secured commitments of 50% contingent on their being matched.

In Conclusion:

You will find attached copies of the letters of funding approval from the Province as well as from Parks Canada. Pertinent work information from Prairie Architects has also been included. Please advise us as soon as possible to whom this request should be forwarded and should there be a need for any further supporting documentation.

Philippe Mailhot

Philippe Mailhot
Director
986-8495
pmailhot@msbm.mb.ca

cc Jean-Paul Gobeil, Chairman, St. Boniface Museum Board
Mark Stroski, Manager, Community Heritage Unit, HRB, Manitoba Culture, Heritage, Tourism and Sport
Wendy Molnar, Coordinator, City of Winnipeg Museums Board
Susan Algie, Parks Canada, Western & Northern Service Centre

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Accreditations

LEED™
C-2009
R-2009

July 13th, 2009

Dr. Phillippe Mailhot
Director
Le Musee de Saint-Boniface Museum
494, avenue Tache
Saint- Boniface, MB R2H 2B2

Dear Philippe:

RE: LE MUSEE DE SAINT-BONIFACE MUSEUM
COST ESTIMATES FOR THE REPAIR OF THE WEST ENTRANCE PORCH AND THE REPLACING OF EAVESTROUGH AND DOWNSPOUTS

It is my understanding that you are requesting Prairie Architects Inc. provide you with a rough price estimate, based on the current information available and to the best of our knowledge, for the repair of the existing west entrance porch and replacement of the existing eavestrough and downspouts.

Based on our April 2006 condition assessment and a Class C cost estimates provided by Postma Quantity Surveying of Winnipeg, Manitoba plus an additional 10% per year to account for inflation costs. The cost estimates are as follows:

Item 1: The repair of the West Entry Porch requiring rebuilding significant portions of the porch in keeping with its heritage character below the roof line is being prepared by Manitoba Heritage due to the custom heritage nature of the porch. It is estimated that the construction cost is in the range of $60,000 to $70,000. However, when the design is complete, we would be glad to obtain contractor pricing.

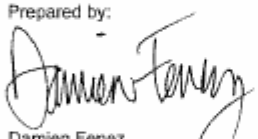
Item 2: Replacing the Eavestrough and Downspouts providing a new water control system with the provision of additional spouts around the building. It is estimated that no more than $25,700 to replace eavestrough and $7,800 to replace downpipes for a total of $33,500 would be required to In order to undertake this remediation work.

Description	Quantity	Unit Price	Total
Replace eavestrough	152m	169.00	$25,688
Replace downpipes, new	15 no.	520.00	$7,800
West Porch Rehabilitation	---	---	$60,000
Subtotal			$93,488
General Contractor Overhead & Fee	20%		$18,698
Contingency Allowance	5%		$5,609
Professional Fees	10%		$9,349
Subtotal			$33,656
Total Project			$127,144

Due to the nature of the renovation project and the specific heritage requirements, the associated project cost are preliminary cost estimates only and may be within a 10% range of actual costs. We trust this is satisfactory for your needs. If you require further information or clarification, please to not hesitate to contact the undersigned.

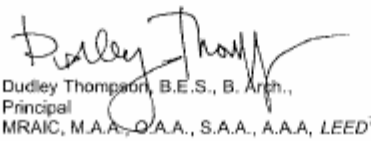
Best Regards,

Prepared by:



Damien Fenez
MRAIC, M.A.A. Intern Architect,
M. Arch., B.Env.Des., *LEED*® Accredited Professional

Reviewed by:



Dudley Thompson, B.E.S., B. Arch.,
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Parks Canada Parcs Canada
Chief Executive Officer Directeur général

SEP 03 2009

Dr. Philippe Mailhot
Director
Saint-Boniface Museum
494 Taché Avenue
Winnipeg MB R3H 2B2

Dear Dr. Mailhot:

Thank you for your application for support under Parks Canada's National Historic Sites of Canada Cost-Sharing Program in respect of the conservation project for Grey Nuns' Convent National Historic Site of Canada in St. Boniface, Manitoba.

I am pleased to inform you that I have authorized Parks Canada to proceed to enter into an agreement with Grey Nuns' Convent National Historic Site of Canada for a potential contribution of up to $50 000 to support the eligible expenditures associated with Category 2A – Conservation Projects. The agreement would specify that the maximum contribution would be the lesser of this amount or 50 percent of the eligible expenditures incurred.

Before proceeding with an agreement, a pre-certification review must be completed to the satisfaction of Parks Canada by one of its certification service Providers. We will contact you shortly to arrange for this.

The contribution is subject to the full execution of an agreement that would set out the conditions under which funds would be provided. To conclude an agreement, all necessary and required conditions of eligibility within the terms of the Program must be met.

Dr. Larry Ostola, Director General, National Historic Sites, or his representative will contact you shortly to schedule a pre-certification review and to discuss the next steps towards an agreement.

National Historic Sites of Canada are important symbols of Canada's identity and traditions. Conserving and presenting these important historic places in Canada not only benefits the immediate community, but all Canadians. Your interest in this endeavour is truly appreciated. I wish you every success with your project.

Yours sincerely,

Alan Latourelle
Chief Executive Officer
Parks Canada Agency

Canada

REÇU 10 JUIN 2009

MINISTER OF
CULTURE, HERITAGE, TOURISM AND SPORT

ROOM 118
LEGISLATIVE BUILDING
WINNIPEG, MANITOBA, R3C 0V8
CANADA

JUN - 9 2009

Mr. Philipe Mailhot
Director
Le Musée de Saint-Boniface Museum
494 Taché Avenue
Winnipeg MB R2H 2B2

Dear Mr. Maihot:

I am pleased to inform you that, pending Project Certification, the Province has approved a Designated Heritage Building Grant in the amount of $5,000.00 towards the work required to restore the Grey Nuns' Convent in Winnipeg.

Please note that, due to the high demand on the program in 2009-10, it has become necessary to phase larger grant requests over two or more years. In the case of your project, the grant indicated above represents the first phase of your grant.

A second phase grant of $5,000.00 will be given priority consideration for funding in fiscal year 2010-11, which begins April 2010. Please be advised that second phase funding is dependent on Legislative approval of the 2010-11 budget. I hope that there may be an opportunity to receive some phase two funding prior to next year, as other approved projects occasionally do not progress as planned by their applicants. If you are in a position to complete your phase two work prior to April 2010, please contact the Historic Resources Branch as indicated below.

Prior to commencing your project, please contact Historic Resources Branch staff to arrange for a site visit. Mr. David Firman at (204) 945-5809 or email address david.firman@gov.mb.ca, or Mr. Gordon Menzies at (204) 945-4448 or email address gordon.menzies@gov.mb.ca, will answer any questions you may have regarding your grant and will assist you in completing a Project Certification Form.

I appreciate your significant effort to ensure the protection and conservation of Manitoba's heritage for future generations and look forward to seeing the successful results of your work to conserve this fine example of Manitoba's heritage.

Sincerely,

Eric Robinson



PRAIRIE
ARCHITECTS INC.

GREY NUNS' CONVENT

(LE MUSEE DE SAINT-BONIFACE MUSEUM)

CONDITION ASSESSMENT

494, avenue Tache, Saint Boniface, Manitoba R2H 2B2

April 2006

FINAL DRAFT

Prairie Architects Inc. 200-141 Bannatyne Avenue, Winnipeg, Manitoba, Canada R3B 0R3
Phone: 204.956.0938 Fax: 204.943.5597 www.prairiearchitects.ca

TABLE OF CONTENTS

1.0 Background The Grey Nuns' Conservation Report, 1992 – 1995..... 4

2.0 Statement of Significance..... 6

3.0 Standards and Guidelines..... 7

4.0 Preservation Tasks..... 8
- A Exterior Wood..... 8
- B Roofs..... 11
- C Entrances and Porches..... 14
- D Exterior Doors and Windows..... 17
- E Exterior Metal..... 18
- F Miscellaneous..... 19

5.0 Construction Cost Estimate..... 20

6.0 Project Cost Estimate..... 21

APPENDIX A Drawings A-01 to A-05

APPENDIX B Miscellaneous Costing

APPENDIX C Grey Nuns' Convent, Winnipeg, Article W0161 (Draft 2006)

THE GREY NUNS' CONVENT CONDITION ASSESSMENT

1.0 Background: CONSERVATION REPORT, 1992 to 1995

In 1987, the Federal Treasury Board approved a $1 million per year cost sharing program to assist in the acquisition, restoration, and preservation of sites and structures of national and historic significance. In 1989, the Grey Nuns' Convent in St Boniface, today known as Le Musee de Saint Boniface, (hereinafter referred to as "the Museum") qualified as a partner to receive assistance for conservation. In response to a Conservation Report executed in 1992, funding for the restoration and rehabilitation of the Museum, in partnership with the City of Winnipeg, was approved; construction was underway in the following year.

A 5-year Rehabilitation-Cost Sharing Implementation Strategy identified the following issues that needed immediate attention such as:

- Structural stabilization: deformation and deflection were severe
- Fungal attack on timbers
- Deterioration of exterior masonry
- Rehabilitation of the Roof
- Interior rehabilitation
- Flashings and moisture control

Following the Conservation Report, Prairie Architects was retained by the board to provide consulting services on the rehabilitation of the Museum. The approved rehabilitation to the Museum cost approximately $650,000. By 1995 the rehabilitation project was complete and included the following:

Phase One: Rehabilitate the Building Roof

Task 1: Stabilize South Side Hip Roof
Task 2: Stabilize West roof at Dormer
Task 3: Replace Top Plate
Task 4: Replace Column
Task 5: Metal Cedar Shingles
Task 6: New Flashing
Task 7: Roof Insulation
Task 8: Remove Fungus

Phase Two: Rehabilitate the Interior Structure

Task 1: Introduce New Columns
Task 2: Install New Truss Floor
Task 3: Replacement of Base Plate
Task 4: Restore Siding
Task 5: New Ceiling Joists Main Floor Ceiling
Task 6: Remove Steel Brackets
Task 7: Restore Windows and Doors
Task 8: Consolidate Staircase
Task 9: Remove Contemporary Items
Task 10: Relocate Sprinkler heads

Task 11: Restore Timber at Sprinklers
Task 12: Plaster Interior Walls

Phase Three: Rehabilitate the Exterior of Building

Task 1: Consolidate Porch Structure
Task 2: Repair Decorative Metal in Chapel
Task 3: Repoint Masonry
Task 4: Treat Logwork
Task 5: Repair Basement Walls

Since 1995, the board of the museum has attempted to provide ongoing maintenance for this historic edifice within a limited budget. After several years of attempting to gather together sufficient funding to undertake a comprehensive maintenance and repair program, Prairie Architects Inc. was commissioned in January 2006 to prepare a "Condition Assessment" to determine the extent of work required and a Class C cost estimate for the project.

It was determined in consultation with historic representatives from the City of Winnipeg, the Province of Manitoba and the Government of Canada that the scope of work for the study would focus on a review of the exterior of the building to define areas requiring stabilization. Many of these areas of stabilization were tasks that were unable to be undertaken due to budget constraints in the last round of work in 1995. The consultant was to include a review of the roof eavestrough, downspouts, shingles, ice dams and bell tower; exterior siding, doors, windows and shutters; north and east entry porches and new metal fire escapes.

The work included as part of this 2006 Condition Report can be seen as a necessary continuation or evolution of the 1993 to 95 rehabilitation project.

2.0 Statement of Significance:

In order to review the existing condition and to begin to formulate an approach to the preservation of the exterior features, it was first necessary to understand the character-defining elements of the building. The Province of Manitoba in article W0161 – Grey Nuns' Convent, Winnipeg (Draft 2006) (See Appendix C) indicates the following character defining elements as they relate to the exterior of the building:

- The front (west) façade with its lightly hued, vertical tongue-and-groove siding, centrally placed enclosed entrance porch with second-storey deck and wood balustrade and numerous rectangular, multi-paned window set at regular intervals and finished with dark tinted shutters
- The continuation of the cladding, colour scheme and window organization on the east (rear), north and south sides, including a smaller version of the main entrance porch on the north wall
- The elongated two-storey rear chapel with its angled end (giving the building its distinct T-shaped footprint), small extensions at the east end of the north and south elevations and unmatched penetration, including slender lancet windows in the extensions.
- The roof with its numerous dormers, central belfry and chimneys at both ends
- Aspects of the Georgian tradition, including the symmetrical rectangular plan and hipped roof
- The French-Canadian influences, including the steepness of the roof pitch, dormers located near the eaves-line, paired and shuttered casement windows, central entrance and shorter second storey
- The Red River frame method of construction, with large white oak logs laid horizontally with their tenons inserted into grooved vertical oak posts

The character-defining elements identified above represent the heritage values of this historic place. Any work identified in this Condition Report outlining the preservation of this building will need to ensure compliance with these values - is evident from this description that the work being considered for the exterior should take special consideration with the colour and texture of the vertical siding, darkly tinted shutters, the dormers and the belfry as well as the entrance porches.

The Government of Canada in a 2006 draft, indicates the following character defining elements:

- Elements of the building which speak to Red River frame construction, namely the surviving piece-sur-piece construction and roof structure, the volume and height of the building, the T-shaped plan, its symmetrical composition with evenly spaced paired and shuttered casement windows, central side-lit entry door, hip roof with dormers, belfry, and end chimneys, vertical facing boards evocative of the original surfacing, and interior features surviving to the original construction period.

It is evident from this description that the work being considered for the exterior should take special consideration with the shutters, the dormers and the vertical facing boards.

3.0 Standards and Guidelines:

The work on the heritage building is to be done under strict compliance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Government of Canada 2003. The document identifies a number of Standards that are applicable to different approaches to the redevelopment of heritage buildings depending upon their heritage value and purpose. The Grey Nuns' Convent is defined as a significant heritage building in the City of Winnipeg. As such, the entire building and its footprint as well as the entire interior are protected.

It is proposed that most of the work undertaken will be seen through the **Preservation Standards** ("Protecting, maintaining and/or stabilizing the existing materials, form and integrity of the historic place"). However, work such as the replacement of the eavestroughs could cross over into a **Restoration Standards** category ("revealing, recovering or representing the state of the of a historic place or of an individual component as it appeared at a particular period in its history"). These two standards are included as follows:

Preservation Guidelines

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with the new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

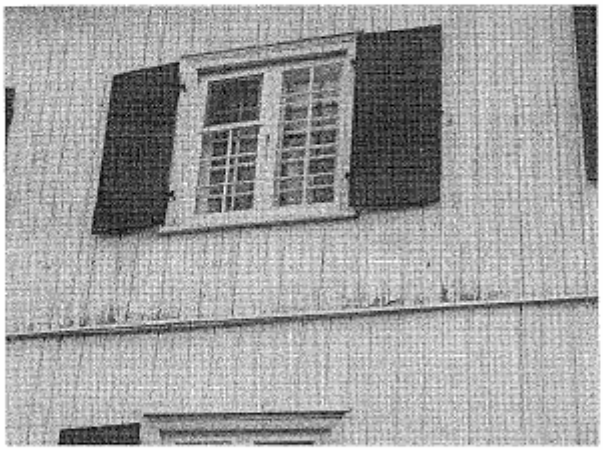
4.0 Preservation Tasks:

In evaluating the details of the building, a series of interventions are proposed to extend the life of the building and complete routine maintenance. A set of exterior drawings are attached to this document to define the scope of the interventions and the location of details. The following is a summary of the tasks and a definition of the approach for preservation as defined in the Guidelines for Buildings, part of Chapter 3 of the above document. The "Task" numbers in yellow below are to be read in conjunction with the corresponding note numbers (1 through 6) on sheets **A-01** to **A-05** included with this report as part of **Appendix A**.

A. EXTERIOR WOOD:

Task 1: Repainting the exterior wood siding and trim boards

Existing Condition: The exterior of the building is divided vertically into two sections by a horizontal drip board and flashing. The lower vertical siding was replaced with new siding in 1995; the upper siding predates the lower siding. Paint is peeling on the siding located above the metal flashing and the metal drip is in good condition. In some areas its slope is not sufficiently pitched downward to the exterior of the building.



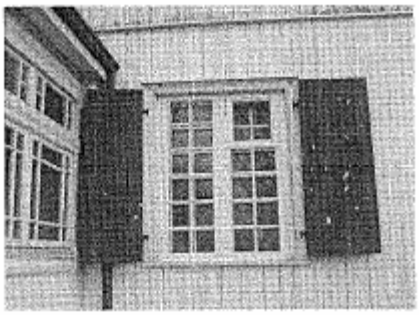
Preservation Scope of Work: Work to include all exterior wood surfaces including siding, all exterior window and door trim, all dormer window trim, all soffits and fascia, bell tower trim and siding, all porches and flashings. The approach is to scrape and sand all exterior surfaces by hand to remove all loose paint. Window sash was repainted off-site two years ago and will not require re-painting but window sills need treatment and all exterior window and door trim as identified below is to be repainted. Ensure all surfaces are smooth and dry before re-painting. Colour to match existing. Any rotted boards to be identified to Architect before proceeding. Paint to be as specified – ensure undercoat applied on all bare wood first. Provide two final coats on all finished surfaces. With a continuous, level, horizontal sawcut at the base of the second storey siding, immediately above the mid-level flashing, remove 10mm of the upper siding to prevent wicking of water up into the boards from moisture at the flashing. It is imperative that the metal flashing behind the siding is not cut or nicked in the process.

Guidelines to follow include:

- Preserving exterior wood features — such as siding, corner boards, brackets, columns, window and door surrounds or architraves, cornices, pediments and balustrades; and their paints, finishes and colours — that are important in defining the overall heritage value of the building.
- Documenting the form, type and colour of coatings such as paint; and the condition of exterior wood features prior to beginning project work.
- Protecting and maintaining exterior wood elements by preventing water penetration and by maintaining proper drainage so that water or organic matter is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.
- Inspecting painted exterior wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
- Retaining coatings such as paint that help protect the exterior wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program that involves repainting or applying other protective coatings in kind.
- Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (scraping and sanding by hand), then repainting in kind.
- Using electric hot-air guns carefully on decorative wood elements and electric heat plates on flat wood surfaces when paint is so deteriorated or so thick that total removal is necessary prior to repainting.

Task 2: Repainting the exterior Shutters

Existing Condition: Each window in the existing building has a pair of heavy shutters hung on painted steel pins. In most cases, the hinges are in reasonable condition, but where shutters are missing, the hardware is also gone. The wood at the shutters appears to be in reasonable shape. About a third of the shutters are crooked and all shutters have loose or peeling paint.



Preservation Scope of Work: Work to include all exterior shutters. The existing paint on the shutters is peeling away in large strips with much of the existing wood in bare condition. It was considered that scraping and sanding would not provide long-term protection for the shutters. Therefore, the approach is to remove the shutters from their demountable hardware and chemically dip-strip each unit to ensure complete removal of all paint. Ensure that each shutter is numbered and returned to the same location. Ensure the dip-strip method is the gentlest possible. Assume that 35% of the shutters will need to be rebuilt as original using the existing materials. In addition, assume that 10% of the shutters will need to have new materials to match the material type, detailing and form of the existing. Repaint the shutters as specified with an undercoat and two finish coats. Retain a colour sample from the existing shutters to confirm colour. Ensure that all support brackets are secured to the walls and that the shutters are installed level and perpendicular.

A test sample of a shutter should be evaluated after the dip and strip method. If the results are too abrasive on the wood surface, an alternative method should be tested – this method should be similar to Task 1 above with scraping, sanding and priming preparation prior to painting.

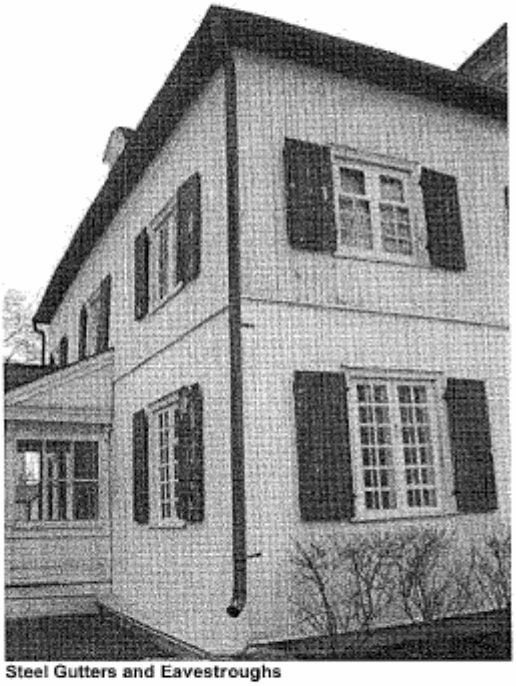
Guidelines to follow include:

- Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (scraping and sanding by hand), then repainting in kind.
- Using chemical strippers primarily to supplement other methods such as scraping, hand sanding and the thermal devices recommended above. Detachable wooden elements such as shutters, doors and columns may be chemically dip-stripped if proper safeguards are taken.

B. ROOFS:

Task 3.1: Replacing the Eavestrough and Downspouts

Existing Condition: The existing painted steel eaves troughs are about 200mm wide with 150mm downspouts located at the corners of the building. Both troughs and downspouts are deteriorated, causing leakages and they will soon be causing problems with the roof/wall interface. The eaves troughs date from a 1960's renovation and are short half-pipe sections of metal and many joints. With downspouts installed at the corners of the building only the centre of the eaves trough is highest at the centre of the façade, falling to the edges. The bow created is out of place with the heritage lines of the building – as well the slope does not appear to provide adequate drainage as evidence of overflowing and leaks is observed. The troughs are sagging in some locations, paint is peeling, and downspouts do not drain on to splash pads.



Steel Gutters and Eavestroughs

Preservation Scope of Work:
A new eaves trough and downspout system is required. With a new water control system, the provision of a number of downspouts around the perimeter of the building will increase the flow of water and reduce the visible slope in the trough. We suggest two options for a re-created eaves trough:

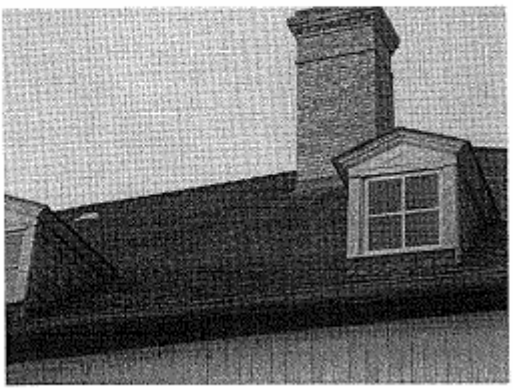
- the first is a wood routed section with modern metal flashing inside to create a continuous waterproofing not visible from the street. See detail 2/A-05, preferred.

- the second is a metal half pipe on decorative support brackets. See detail 1/A-05.

Note the installation of a new metal eaves trough over the south stair at the canopy to keep ice from melting in front of the exit door. See 2/A-03.

Task 3.2: Replacing Shingles

Existing Condition: The existing cedar shingles were replaced in 1985. Since that time, several dozen have come loose and fallen off the building. There is no evidence that we observed of interior damage; however, maintenance of the shingles is imperative.



Cedar Shingle Roof

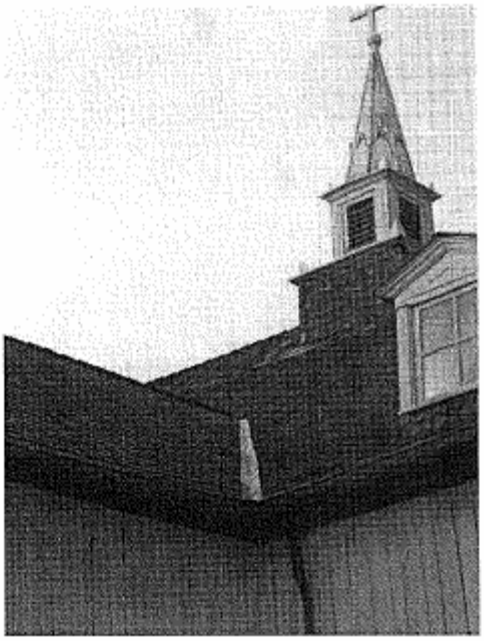
Preservation Scope of Work: The task for this work is to inspect the roof for locations of missing shingles and replace with saved units or new to match existing. Assume replacement of 50-75 shingles throughout all areas of the roof.

Guidelines to follow include:

Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.
• Recreating missing roofing material or a roof feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a dormer or cupola.

Task 3.3: Heat Tracing Roof Valley

Existing Condition: On drawing A-3, we have indicated an area of severe ice damming that was noticed during our winter observation. Located at the southeast junction of the two building volumes, ice damming was not observed in other locations at that time but could be expected at other similar locations.



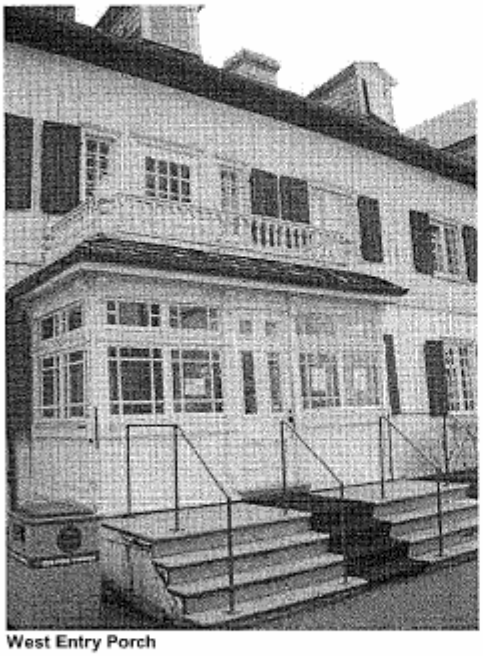
Roof Valley

Preservation Scope of Work: The scope of work for this component is to add heat tracing in the valley of the east elevation as shown on A-03. This is one of the only ice dam problem areas and is very hidden from public view. As this ice dam could contribute to the deterioration of the exterior siding below and the interior fabric, it is recommended to install approximately 10m of heat trace into this valley. Contractor to ensue the installation is as innocuous as possible. As good preventative maintenance, measure, we recommend heat tracing of all valleys and eaves.

C. ENTRANCES AND PORCHES:

Task 4.1: Repairing the West Entrance Porch

Existing Condition: The enclosed entry porch is in need of wood repair, window repair, and new paint. The skirt around the porch is rotten and structural replacement and repair is required. The existing painted steel railings are an inappropriate component of this heritage entry. Stair treads and stringers need repair. The upper roof and upper balustrade at the second floor deck are in good shape.

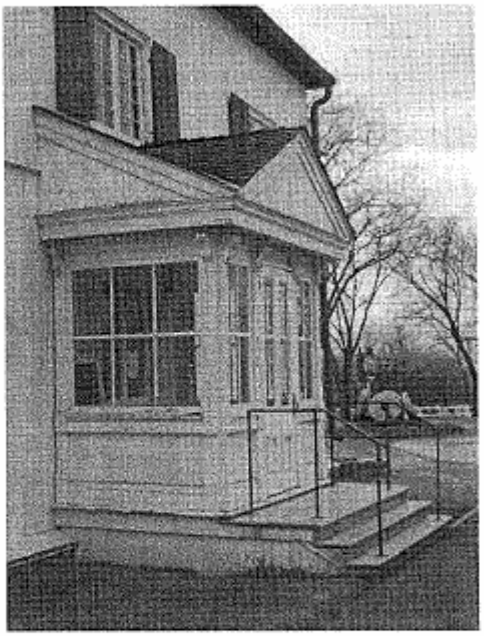


West Entry Porch

Preservation Scope of Work: In the 1995 restoration, the upper part of the porch was restored including a new roof and balustrade. The roof had leaked for many years and had caused deterioration of the lower structure, but there wasn't sufficient funding to repair the lower structural fabric. In this restoration, we are proposing to return and rebuild significant portions of the porch in keeping with its heritage character below the roof line. Please see attached documents prepared by Manitoba Historic Resources in Appendix A.

Task 4.2: Repairing the North Entrance Porch

Existing Condition: There is evidence of rotten wood components of the existing north entry porch. Architectural details are in need of restoration, and paint is both loose and/or stripped in a number of places. Again the railings here are out of place with the character of the building. Stairs and building skirt are in reasonable condition with minor cosmetic repair required. This porch is in better condition than the West Entry Porch.



North Entry Porch

Preservation Scope of Work: In addition, we are planning to replace several base casings at the main level of the landing on the north elevation Entrance Porch. See Item 4 on Drawing A-01 for location. The work involves the removal of several horizontal trim boards above the steps that have rotted through. Work would be to recreate the profile and wood type, paint and replace.

Guidelines to follow include:

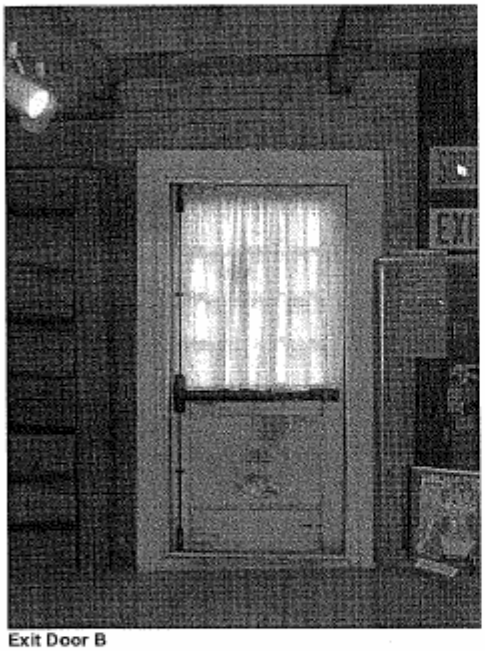
- Preserving entrances and porches — and their functional and decorative features such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades and stairs — which are important in defining the overall heritage value of the building.
- Documenting the form, materials and condition of entrances and porches prior to beginning project work.
- Repairing and stabilizing deteriorated entrance and porch elements by structural reinforcement, weather protection; or correcting unsafe conditions, as required, until any additional work is undertaken. Repairs should be physically and visually compatible.
- Replacing in kind extensively deteriorated or missing parts of entrance and porch elements where there

are surviving prototypes. The new work should match the existing elements in form and detailing.
- Repairing an entrance or porch by reinforcing the character-defining materials. Repair will also generally include the limited replacement in kind — or with a compatible substitute material — of those extensively deteriorated or missing parts of repeated elements where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights and stairs, or where there is clear evidence such as old paint traces on adjacent surfaces.
- Removing or altering entrances and porches and their features, such as a later porch railing or balustrade, dating from other periods.

D. EXTERIOR DOORS AND WINDOWS

Task 5: Exterior Door Replacements

Existing Condition: Three locations of exit doors are in need of replacement. This door shown below is representative of the condition of the three doors listed here that need to be addressed. They are poorly weather sealed and rotting from moisture leakage in the panelling.



Exit Door B

Preservation Scope of Work: The scope of work for this component is to rebuild or replace three exterior doors. Doors A and B are located on the heritage envelope and are exit doors from the interior space. They are simple stile and panel designs and likely not original. They have deteriorated over the years and no longer function well to provide exit or weather protection functions. An interior layer of Lexan protection has been added to the original single glazing taking away from the heritage character of the door. Doors C are new doors added to the north protection lobby and need replacing with new exit hardware.

These doors are identified on drawing 2/A-05 and are:
Door A: located on the south elevation
Door B: located on the second floor at the east elevation
Door C: located on the north elevation

The scope of work for the doors is as follows:

- **Door A and Door B**: remove the existing doors and remove all hardware. Heritage doors are to be replicated in a shop. Reuse as much frame material as possible and reinstall the heritage hardware. The doors will require new exit hardware, new laminated glass (for security) and new weather stripping. The final design will detail the least intrusive hardware and weather stripping.
- **Doors C**: The double doors for Doors C are to be new insulated metal doors in a new wood frame c/w commercial exit hardware, new locking hardware, and central latches top and bottom. The doors will have integral weather stripping.

E. EXTERIOR METAL:

Task 6: Repainting the Exterior Metal

Existing Condition: The existing steel fire escapes and metal detailing and hardware around the museum building are in need of refinishing. Evidence of minor rust spotting a round the building was observed.



Fire Escape

Preservation Scope of Work: The task is to scrape and sand all rust and blemishes and repaint with rust-inhibitor paint followed by 2 coats of semi-gloss oil bases paint to match existing colour. This work is to be on both stairs on East Elevation as per drawing A-03 and to include all metal on stringers, treads, railings, brackets, doors and supports. Note the installation of a new metal eaves trough over the south stair at the canopy to keep ice from melting in front of the exit door should be manufactured from a pre-painted metal – see detail 2/A-03.

F. MISCELLANEOUS:

Task 6: Interior Mechanical Modifications

Existing Condition:
There is no mop sink or janitorial room sufficient for maintenance purposes at the museum.

Scope of Work:
In an existing room located above the washrooms in the basement, add a mop sink complete with water supply and vented drains in compliance with Building Codes. Refer to Appendix B.

5.0 Construction Cost Estimate:

The tasks identified in the Condition Assessment have been reviewed by Postma Quantity Surveying of Winnipeg, Manitoba. The following is a Class C costing summary of the work included in this report. Subsequent to this costing, a project budget has been prepared in Section 5.0. Costs for the west porch are to be provided by others:

St. Boniface Musuem Exterior Repairs

POSTMA QUANTITY SURVEYING

Date: March 16, 2006

Class C Estimate

Description		Quantity	Unit Price	Total
Repaint exterior, strip etc.	m2	2360	16.00	$37,760
Repaint tower	item	1	3,400.00	$3,400
Cut reveal to siding	item	1	750.00	$750
Repaint exterior shutters, repair 35%, new 20%	no	76	350.00	$26,600
Replace eavestrough Option A metal	m	152	130.00	$19,760
Replace downpipes, new	no	13	400.00	$5,200
Replace missing shingles	item	1	1,200.00	$1,200
Repair north entrance porch	item	1	2,000.00	$2,000
Exterior door replacement wood	no	2	3,500.00	$7,000
Exterior doors - double hollow metal	no	1	5,600.00	$5,600
Repaint fire escapes	no	2	3,750.00	$7,500
Heat trace roof valley 10M	no	1	500.00	$500
	Subtotal			$117,270
General Contractor Overhead & Fee	percent	20		$23,454
Contingency Allowance	percent	7		$9,851
	TOTAL			$150,575
Budget excludes cash allowances,				
land costs, GST and consulting fees.				
Alternate: Replace eavestrough- wood in lieu of metal including overhead & fee			ADD	$17,328

6.0 Project Cost Estimate:

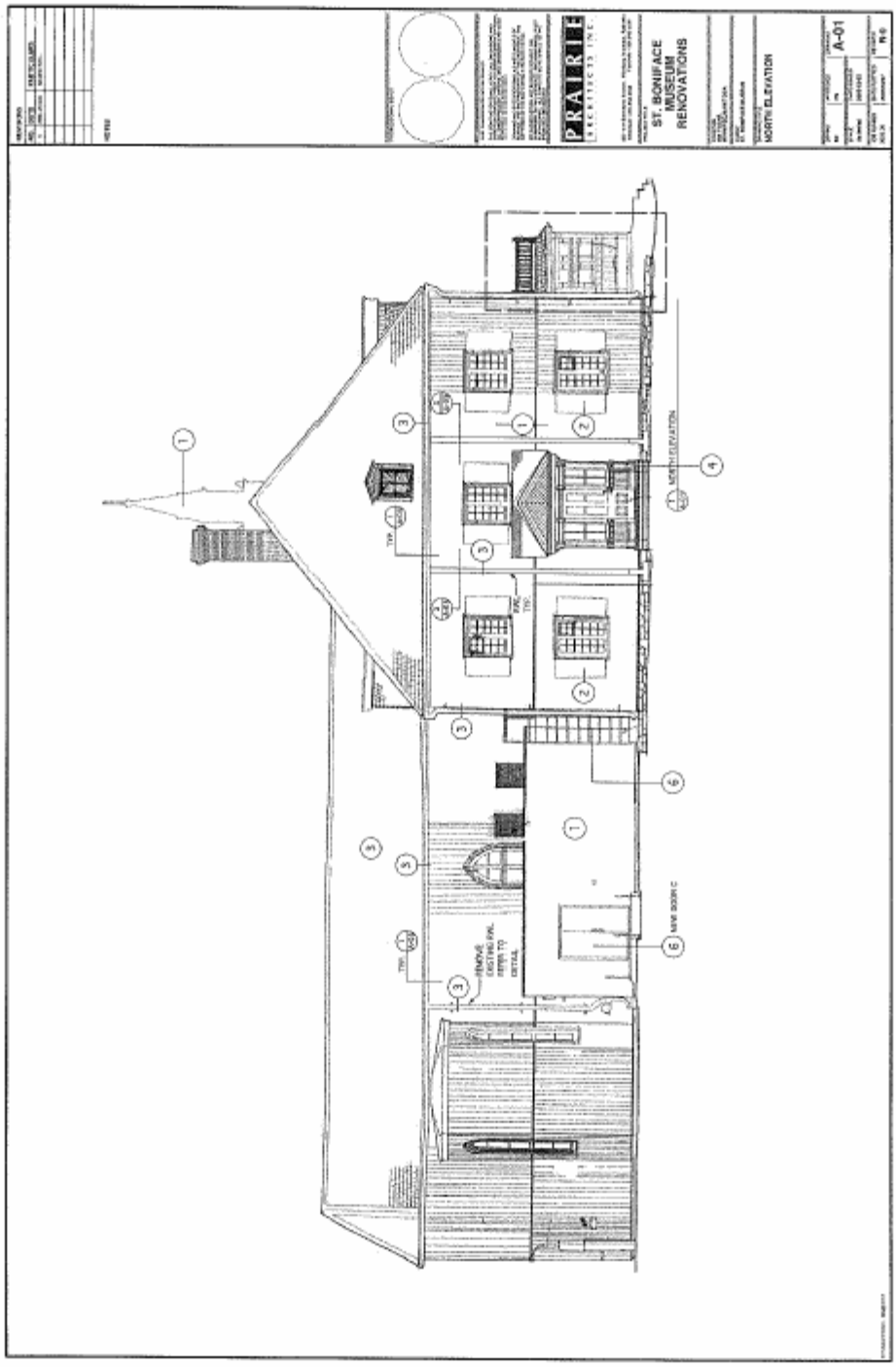
	Component	Unit Costs	Total Costs
	West Porch Rehabilitation not included	nic	nic
	Base building upgrades	$150,575	
	Mechanical as per Part F (+20% for GC)*	$3,575	
	Professional Fees @ 10%	$15,415	
	Subtotal		$169,565
	Contingency/Risk @ 5%	$8,500	
	Contingency Subtotal		$178,065
	GST @3.5%	$6,230	
	Total Project		**$184,295**

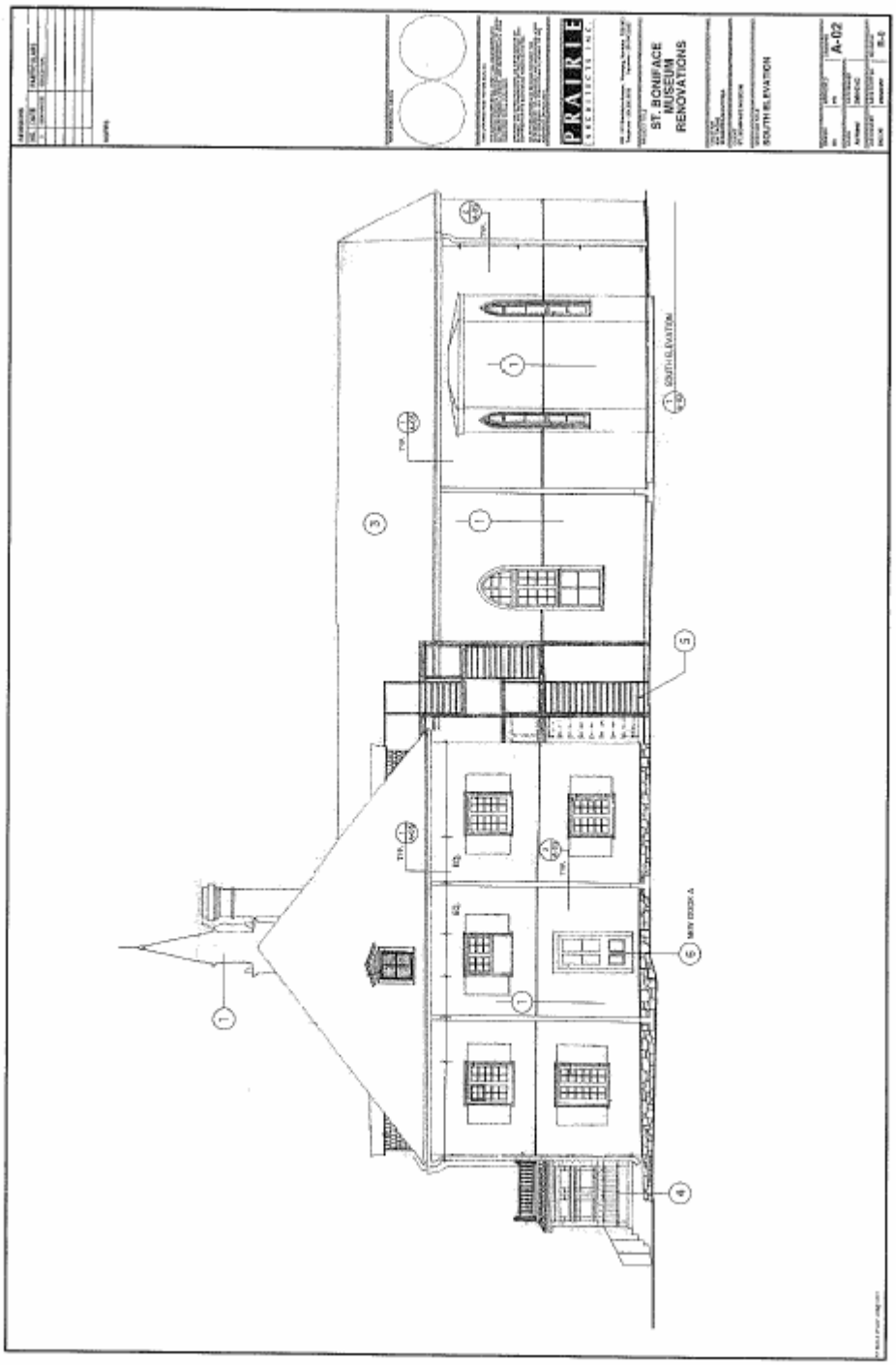
* See Appendix B

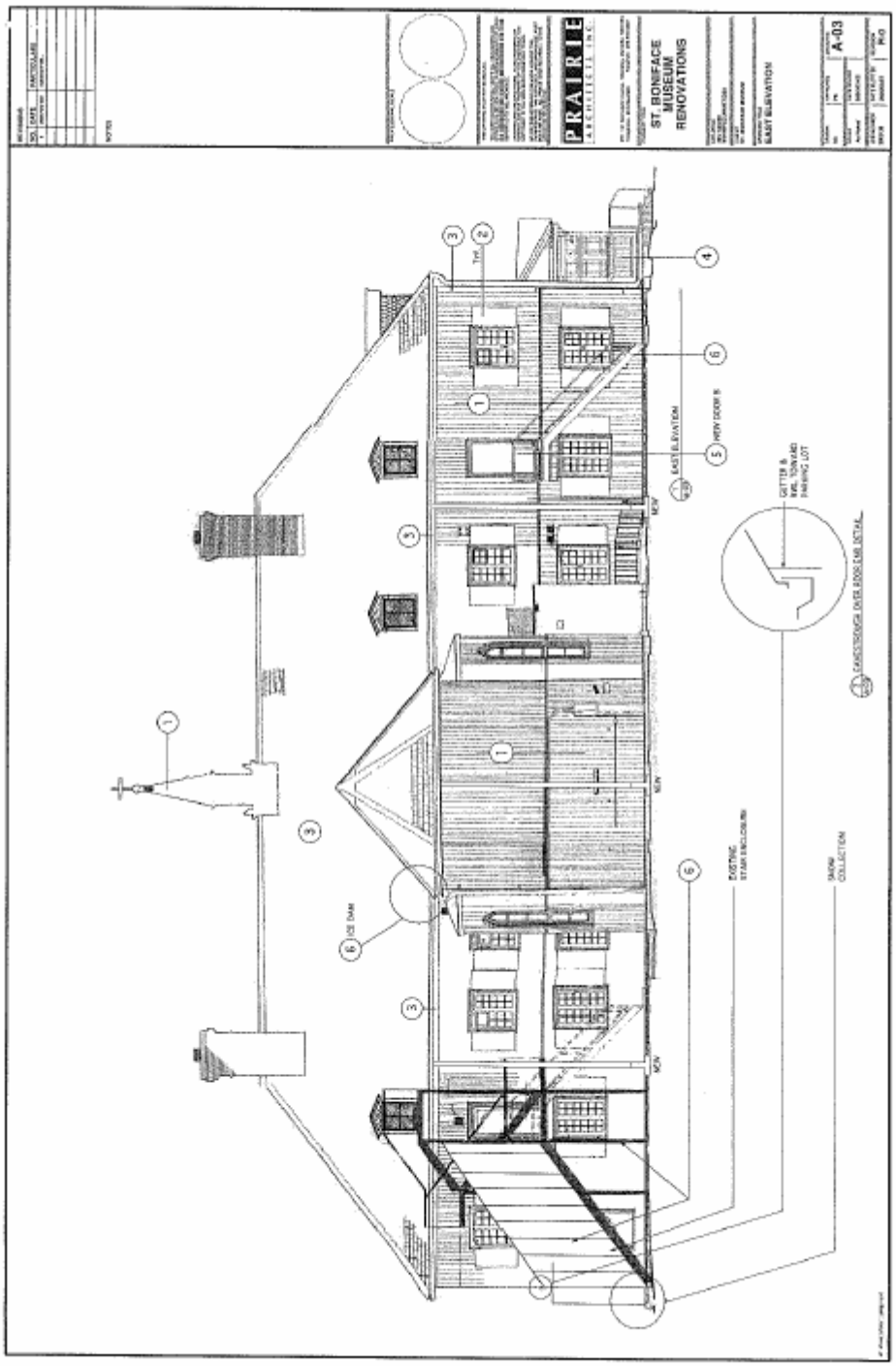
APPENDIX A:
Drawings A-01 to A-05
Depicting tasks for exterior work

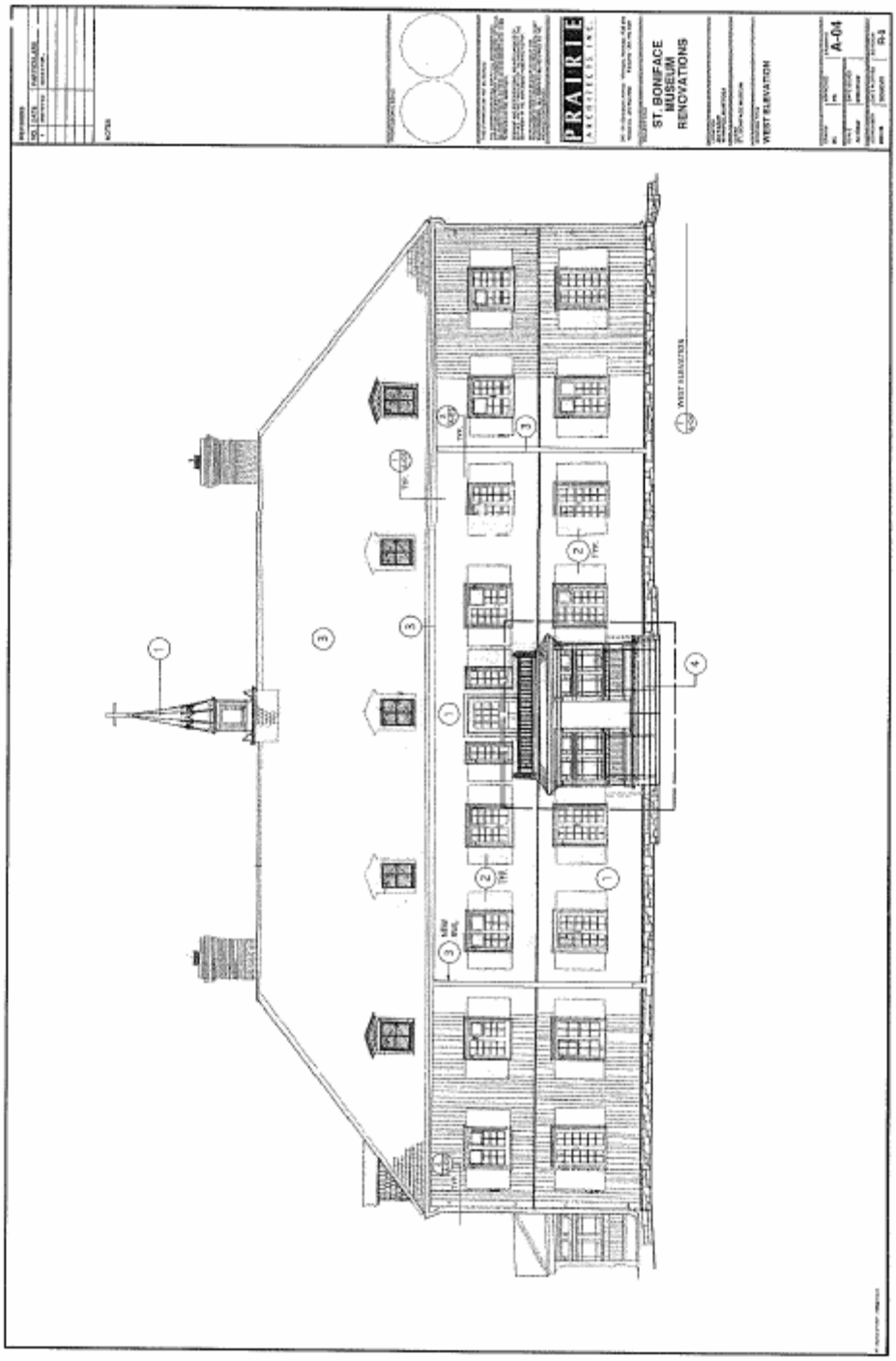
APPENDIX B:
Miscellaneous Costing

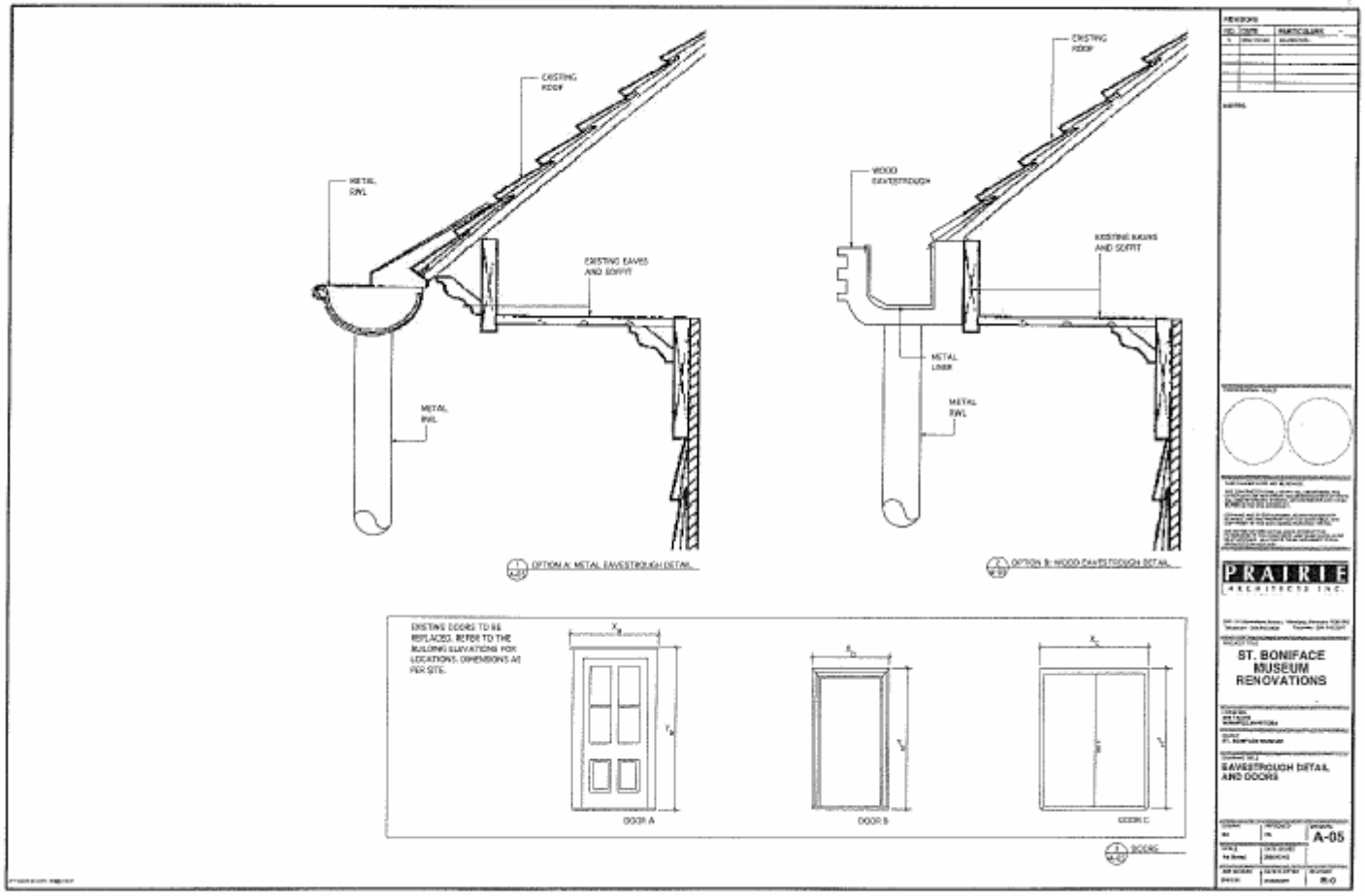
APPENDIX C:
Grey Nuns' Convent, Winnipeg, Article W0161
(Draft 2006)


PRAIRIE
ST. BONIFACE
MUSEUM
RENOVATIONS
NORTH ELEVATION
A-01


PRAIRIE
ARCHITECTS INC.
ST. BONIFACE
MUSEUM
RENOVATIONS
SOUTH ELEVATION
A-02


PRAIRIE
ST. BONIFACE MUSEUM RENOVATIONS
EAST ELEVATION
A-03


PRAIRIE
ARCHITECTS INC.
ST. BONIFACE
MUSEUM
RENOVATIONS
WEST ELEVATION
A-04


EXISTING ROOF
METAL EAVESTROUGH
EXISTING EAVES AND SOFFIT
METAL LINER
OPTION A: METAL EAVESTROUGH DETAIL
EXISTING ROOF
WOOD EAVESTROUGH
EXISTING RAKING AND SOFFIT
METAL LINER
METAL EAVESTROUGH
OPTION B: WOOD EAVESTROUGH DETAIL
EXISTING DOORS TO BE REPLACED. REFER TO THE BUILDING ELEVATIONS FOR LOCATIONS. DIMENSIONS AS PER SITE.
DOOR A
DOOR B
DOOR C
DOORS
PRAIRIE ARCHITECTS INC.
ST. BONIFACE MUSEUM RENOVATIONS
EAVESTROUGH DETAIL AND DOORS
A-05