Report – Executive Policy Committee – February 11, 2009

Item No. 5 Sinclair Park Community Centre Redevelopment Project - Community Centre Investment Fund (Point Douglas Ward) eFile PR-2(34)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 11, 2009, the Executive Policy Committee concurred in the recommendations from the General Council of Winnipeg Community Centres and the Winnipeg Public Service and recommends to Council:

1. That $2.6M from the Community Centre Investment Fund be allocated to the Sinclair Park Community Centre Redevelopment Project.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 11, 2009, the Executive Policy Committee concurred in the recommendations from the General Council of Winnipeg Community Centres and the Winnipeg Public Service and submitted the matter to Council.

GENERAL COUNCIL OF WINNIPEG COMMUNITY CENTRES RECOMMENDATION:

On January 12, 2009, the General Council of Winnipeg Community Centres recommended that $2.6M from the Community Centre Investment Fund be allocated to the Sinclair Park Community Centre Redevelopment Project.

RE: General Council of Winnipeg Community Centres; Community Centre Investment Fund

FOR SUBMISSION TO: Executive Policy Committee, City of Winnipeg

REPORT DATE: January 12, 2009

RECOMMENDATION:

That $2.6M from the Community Centre Investment Fund be allocated to the Sinclair Park Community Centre Redevelopment Project.

Report

REASON FOR THE REPORT:

On January 2, 2009 the General Council of Winnipeg Community Centres (GCWCC) approved a motion recommending that $2.6 dollars be committed from the Community Centre Investment Fund to the Sinclair Park Community Centre Redevelopment Project, as per the City of Winnipeg's Recreation, Leisure and Library Facilities Policy adopted in May 2005.

PROJECT HISTORY:

The 2004 Community Centre Review Task Force Report and the Public Use Facility Study both identified that Sinclair Park Community Centre was in need of extensive repair or replacement.

In 2006, the redevelopment of Sinclair Park Community Centre was identified as a priority through the General Council of Winnipeg Community Centres (GCWCC) District Planning Process. City Council concurred and reallocated $1M to Sinclair Park CC from the North End Recreation Centre. That same year, in abidance with the RLLF Policy (re: no increase in heated square footage), the Boyd Park satellite site, which was in need of extensive repair and offered limited programming opportunities, was declared surplus to the Community Centre inventory.

In 2006 and 2007, extensive community consultation took place, supporting the need for a new facility to include a full-size gymnasium.

In 2007, GCWCC commissioned a Building Assessment and Feasibility Study from Harold Funk Architect, the results of which presented three options:

1. A completely new facility
2. Renovation and expansion – preserve entire existing building and add the gymnasium component
3. Partial demolition, renovation and expansion – selectively demolish a portion of the existing building and rebuild as required to accommodate the desired programming activities. It was recommended that the most recent, steel-framed building addition (1976) was worth preserving.

The study concluded that Option Three was the most plausible and the most economically responsible choice. Both the Sinclair Park CC and the GCWCC Board of Directors agreed that Option Three was the preferred option to be further developed.

In 2008, the project team, comprised of members of Sinclair Park CC, GCWCC, the City of Winnipeg, and the consultant team, recommended that this facility would be designed to **LEED** (Leadership in Energy and Environmental Design) Silver standards, as outlined by the Manitoba Green Building Policy, introduced in April 2006.

PROJECT RATIONALE:

The building now known as Sinclair Park Community Centre was originally constructed in 1947. In 1966 an auditorium and full basement were added to the existing facility. Although many minor improvements and repairs have been done over the years, no major construction has occurred in almost 40 years. The result is a poorly insulated, non-efficient, run-down facility that no longer meets the community needs.

PROJECT SCOPE:

The current steel-framed gymnasium and structurally-sound basement will be incorporated into the design of the new community centre. The current under-sized gym will be reconfigured into office space, a meeting room, storage space and a multi-purpose room with primary use by their successful youth drop-in program. New construction will include a regulation size gym, change rooms, a centrally-located kitchen and support space.

PROJECT BUDGET: $3.6M

DISCUSSION:

Sinclair Park Community Centre serves a population catchment of 15,200 people. Despite a significant seniors' population and a significant population of children under 10 years of age, the Community Centre primarily serves the 10 to 15 year demographic with a focus on organized sport and youth drop-in. The Community Centre is aware of the need to serve the larger community, which will be accommodated by a new facility that allows for multi-functional, multi-programmable space.

Community consultation is a vital part of any project. In late 2006/early 2007, the Sinclair Park Project Team partnered with students from the University Of Manitoba Faculty Of Architecture and together, the following consultation took place:

- Community survey was available on-line, at local schools and through MP Judy Wasylycia-Leis's community newsletter. Copies were also available at the community centre.
- Community questionnaire was distributed to current users and children at the local elementary schools.
- St. John's High School Workshop designed to complement the ongoing surveys and questionnaires while providing a voice for the community youth.

Community consultation confirmed the support for facility improvements at Sinclair Park CC. Current programming indicated prevalence for outdoor sports, while requested programming indicated a need for accommodating indoor sports (floor hockey, basketball, and volleyball). A gym was highly recommended by the community. The new, gym at Sinclair Park CC will be the only regulation-sized community centre gym in the Lord Roberts/West Kildonan district. Geographically, Sinclair Park is centrally located; coupled with the fact that it is situated on a major bus route (at the corner of Sinclair and Arlington); this new facility will be an asset to the entire district.

Construction drawings are currently being drafted and it is expected that this project go to tender in the summer of 2009, with an anticipated completion of spring 2010.

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By: the GCWCC Board of Directors

THIS REPORT SUBMITTED BY: the General Council of Winnipeg Community Centres

RE: Proposed General Council of Winnipeg Community Centre Board approval of an allocation of $2.6M from the Community Centre Investment Fund component of the Manitoba - Winnipeg Recreation, Leisure Infrastructure Program for the redevelopment/rehabilitation of the Sinclair Park Community Centre

FOR SUBMISSION TO: **Executive Policy Committee**

ORIGINAL REPORT SIGNED BY: Clive Wightman, Director
Community Services

REPORT DATE: February 6, 2009

RECOMMENDATION(S):

That EPC approve the recommendation of the General Council of Winnipeg Community Centre Board that an allocation of $2.6M be made from the Community Centre Investment Fund component of the Manitoba - Winnipeg Recreation, Leisure Infrastructure Program for the redevelopment/rehabilitation of the Sinclair Park Community Centre.

Report Summary

Key Issues:

The General Council of Winnipeg Community Centre (GCWCC) Board, through a report submitted to EPC has recommended that an allocation of $2.6M be made from the Community Centre Investment Fund component of the Manitoba - Winnipeg Recreation, Leisure Infrastructure Program (RLIP) for the redevelopment/rehabilitation of the Sinclair Park Community Centre.

Council and the Management Committee have previously approved an allocation of $1.0M for the redevelopment/rehabilitation of the Sinclair Park Community Centre from RLIP.

The total budget allocated for the project is $3.6M. GCWCC will now proceed to finalizing detailed plans, issue an RFP and begin construction in early fall.

Additional project information is contained in the GCWCC report submitted to EPC.

Implications of the Recommendation(s):

General Implications

( ) None

( ) For the organization overall and/or for other departments

(x) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s): The will deliver a new full size gymnasium and redeveloped multipurpose space.

Policy Implications

(x) No

( ) Yes

Comment(s):

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

( ) No

(x) Yes

Comment(s): Intent is to design to a LEEDS Silver designation

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s): Project Funds flow from the Community Centre Investment Fund component of RLIP.

Report

REASON FOR THE REPORT:

As GCWCC reports directly to EPC the Public Service has provides comment/concurrence as required.

HISTORY:

Council and the Management Committee have previously approved an allocation of $1.0M for the redevelopment/rehabilitation of the Sinclair Park Community Centre from RLIP.

DISCUSSION:

The General Council of Winnipeg Community Centre (GCWCC) Board, through a report submitted to EPC has recommended that an allocation of $2.6M be made from the Community Centre Investment Fund component of the Manitoba - Winnipeg Recreation, Leisure Infrastructure Program (RLIP) for the redevelopment/rehabilitation of the Sinclair Park Community Centre.

The total budget allocated for the project is $3.6M. GCWCC will now proceed to develop detailed plans, issue an RFP and begin construction in early fall.

Additional project information is contained in the GCWCC report submitted to EPC.

Financial Impact Statement — Date: February 6, 2009

Project Name: — **First Year of Program** 2009

Redevelopment/Rehabilitation of Sinclair Community Centre

	2009	2010	2011	2012	2013
Capital					
Capital Expenditures Required	$ 3,600,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	3,600,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal		$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)		-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Project Funding provided from the Commuiy Centre Investment Fund component of RLIP.

Cindy Fernandes
Manager of Finance & Administration

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

RLIP Steering Committee

External Consultation With:
GCWCC

THIS REPORT SUBMITTED BY:

Department: Community Services Department
Prepared by: Clive Wightman, Director