Minute No. 609
Report - Standing Policy Committee on Property and Development – October 8, 2009

Item No. 14 **Lease - 235B McPhillips Street - Winnipeg Fire Paramedics Service - Ambulance Storage/Restocking Facility**
(Point Douglas Ward)
eFile FI-2.3(34)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the lease of 235B McPhillips Street be approved in accordance with the terms and conditions for Winnipeg Fire Paramedic Services, as contained in Schedule "A" to the report of the Winnipeg Public Service dated September 22, 2009, incorporating such other terms and conditions deemed necessary by the City Solicitor/Manager of Legal Services in order to fulfill the intent of Council.

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:

Moved by Councillor Fielding,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 21, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 8, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

ISSUE: **To seek Council approval for the proposed Potential Lease of 12,000 square feet at 235B McPhillips Street for Winnipeg Fire Paramedics Service - Ambulance Storage/Restocking Facility**

Critical Path: **Standing Policy Committee on Property and Development, Executive Policy Committee, Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Klassen	D. Joshi	M. Ruta	G. Laubenstein

RECOMMENDATIONS

1. That the proposed lease of 235B McPhillips Street be approved in accordance with the terms and conditions for Winnipeg Fire Paramedic Services, as contained in Schedule "A", incorporating such other terms and conditions deemed necessary by the A/City Solicitor in order to fulfill the intent of Council.

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

IMPLICATIONS OF THE RECOMMENDATIONS

Council Policy of April 1993 requires that leases of private property where the net cost to the City, excluding operating costs and tenant improvements, is greater than $1 Million over the term, the lease shall be subject to review by Council.

The Winnipeg Fire Paramedic Services (WFPS) requires an ambulance storage and restocking facility in a central location in order to provide the service in a cost efficient and timely manner. The facility at 235B McPhillips Street would provide storage space, both interior and exterior, and is located close to the Health Science Centre (HSC) and HSC Children's Hospital. This facility would allow WFPS to centralize services that are now dispersed over a wide area of the city. The relocation of this facility would result in a savings related to: travel costs and associated wages, loss of supplies, downtime of operational vehicles and increase the efficiency of the operations.

The Department has determined that there are no general, policy, regulatory, environmental, or human resource implications to the lease of these lands as set out in the attached Schedule “A”. The proposed lease costs will increase accommodation costs to the Winnipeg Fire Paramedic Services. The required funding is included in WFPS' draft 2010 to 2012 operating budget.

HISTORY

WFPS requires a location within which to store ambulances (units) during inclement weather. The units have been stored at Winnipeg Fleet Management Agency (WFMA) facility at Pacific and Tecumseh, when space is available. Due to accidents, breakdowns, or mechanical failure, the units must be changed over at any time of the day or night. The vehicles are taken to WFMA and rotated for another unit. The returned unit is then left outside until it can be attended to by WFMA staff. When repairs are completed, the units are stored outside to await pickup by WFPS staff. The units carry I.V. fluids that freeze in cold temperatures, causing them to be unusable or chilled to a point that they cannot be used on patients until they warm up. Often the unit will not start as well if left outside for an extended period of time.

This past winter units were stored at 2546 McPhillips Street with the fire trucks, which is unsuitable due to the following:

- To accommodate the units, fleet vehicles had to be stored outside and plugged in.
- The 2546 McPhillips Street location requires travel to the far north end of the city, consequently, the ambulance is off duty for in excess of 2 hours.

The Emergency Medical System cannot tolerate such loss of resources as the current call volume leaves calls for service in a queue and leaves patients waiting for an ambulance until such a time as the unit is back in service. Often there is more than one unit needing change over at the same time.

The facility would also be used to house the WFPS stores, currently located at 2546 McPhillips Street, which does not meet the stores needs due to:

- over crowding and insufficient space to accommodate stores,
- poor location, requiring most units to travel far outside their districts to attend if medical supplies, replacement uniform part or an item damaged during a call,
- additional specialized equipment required for H1N1 flu, etc., resulting in stores outgrowing the current location.

WFPS requested the Planning, Property and Development Department to locate a ‘garage facility’ for the ambulance storage/restocking station which met the following criteria:

- central location in close proximity to major roadways, between downtown and St. James Street on the west.
- air conditioned office with large storage and washroom facilities
- storage garage with a 10’ overhead door, air make-up unit and drainage to allow vehicles to be washed on site.
- preferred site to have fenced compound.

A site survey of potential locations was performed. It was determined that 235B McPhillips Street was a suitable location, economically feasible, and located close to the Health Science Centre (HSC) and HSC Children's Hospital, the most frequent destinations of most ambulances, and in the vicinity of a direct route from the hospitals to the airport to facilitate medi-flight calls.

WFPS also does backboard and equipment cleaning for rural ambulance services that pick up their equipment as their calls bring them to Winnipeg hospitals. This facility would allow WFPS to centralize most of these services that are dispersed over a wide area of the city. The relocation to 235B McPhillips Street would result in saving travel costs and associated wages, loss of supplies, and downtime of operational vehicles.

FINANCIAL IMPACT

Financial Impact Statement

Date: September 16, 2009

Project Name:

First Year of Program **2010**

Potential Lease of 12,000 square feet at 235B McPhillips Street for Winnipeg Fire Paramedics Service - Ambulance Storage/Restocking Facility

	2010	2011	2012	2013	2014 to 2020
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
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	$ 99,000	$ 108,000	$ 108,000	$ 108,000	$ 687,000
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 99,000	$ 108,000	$ 108,000	$ 108,000	$ 687,000
Less: Existing Budget Amounts	99,000	108,000	108,000	108,000	687,000
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs in 2010 consist of rent of $88,080 + tenant improvement charges of $19,920 totaling $108,000, which have been prorated to reflect the February 1 commencement date. Costs from 2011 onward consist of these costs for the full year. All costs will be charged to the budget of WFPS. The required budget is included in WFPS' draft 2010 to 2012 operating budget.

"Original signed by"

Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this Report there was consultation with:

Winnipeg Fire Paramedic Service

SUBMITTED BY

Department	Planning, Property and Development
Division	Real Estate
Prepared by	Sandi Caputo, CPM® CLO
Date:	September 22, 2009
File No.	

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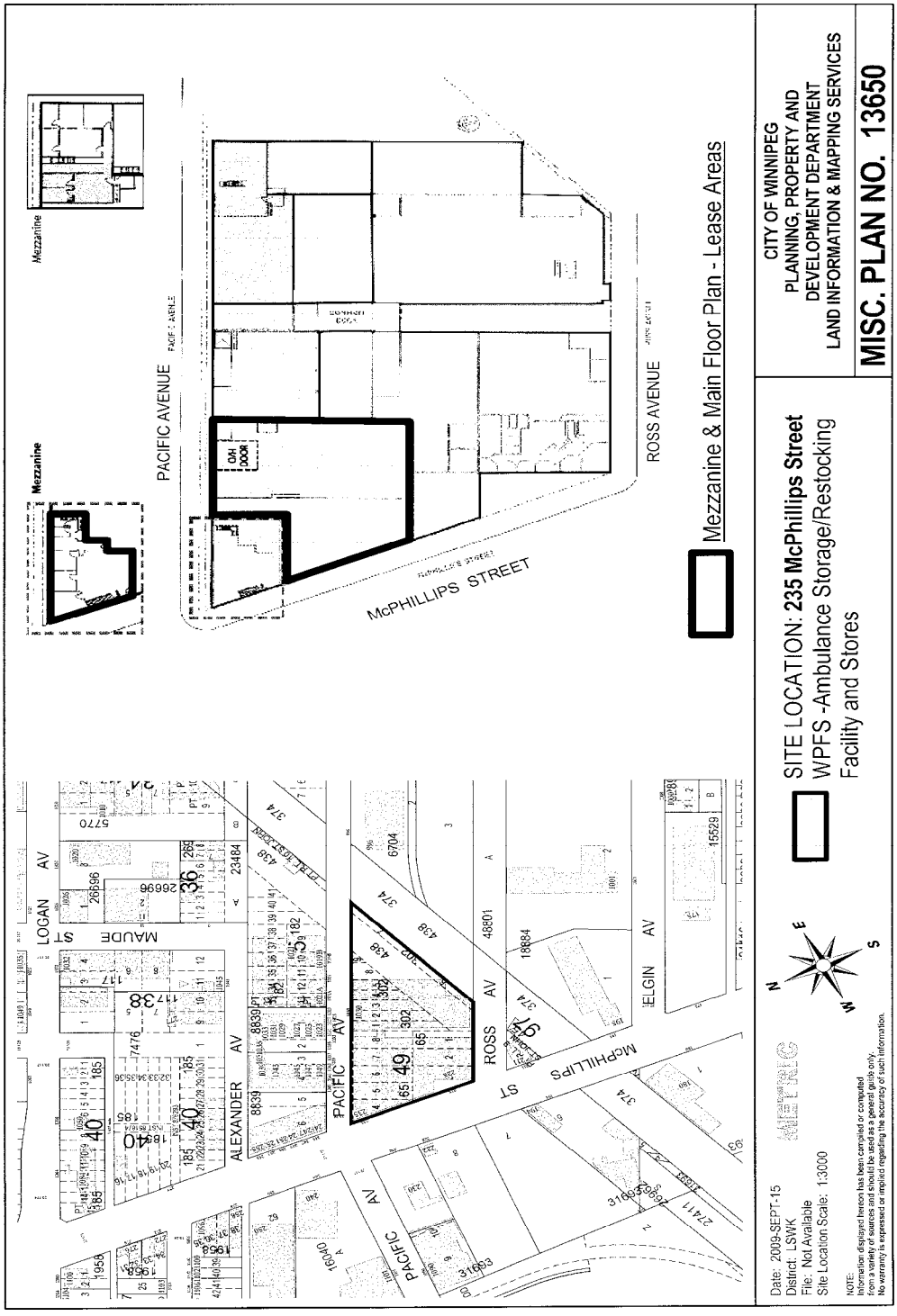
SCHEDULE 'A'

235B McPhillips Street – Ambulance Storage and Restocking Facility

Location:	235B McPhillips Street, Winnipeg, Manitoba
Lessor:	5301815 Manitoba Ltd.
Lessee:	The City of Winnipeg
Area:	12,000 square feet (approx)
Term:	10 year term from February 1, 2010 – January 31, 2020
Semi Gross Rent:	Years 1-5 $7.34 per square foot, $7,340.00 per month, $88,080.00 per annum, plus GST Years 6-10 $7.84 per square foot, $7,840.00 per month, $94,080.00 per annum, plus GST
Tenant Improvements:	Years 1 – 10 $1.66 per square foot, $1,660.00 per month, $19,920 per annum, plus GST
Additional Costs:	Operating Costs based Year 2009 - Current estimate - $3.09 per square foot included in Semi Gross Rent – additional charges to be paid which are over base year.


Mezzanine
Mezzanine
PACIFIC AVENUE
McPHILLIPS STREET
ROSS AVENUE
Mezzanine & Main Floor Plan - Lease Areas
SITE LOCATION: 235 McPhillips Street
WPFS -Ambulance Storage/Restocking
Facility and Stores
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13650
Date: 2009-SEPT-15
District: LSWK
File: Not Available
Site Location Scale: 1:3000
NOTE:
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from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
LOGAN AV
MAUDE ST
ALEXANDER AV
PACIFIC AV
ROSS AV
McPHILLIPS ST
ELGIN AV