Agenda – Executive Policy Committee – April 21, 2010

Report – Standing Policy Committee on Protection and Community Services – April 8, 2010

Item No. 4 The City's Role in the Provision of Arenas
eFile PR-2.1

STANDING COMMITTEE RECOMMENDATION:

On April 8, 2010, the Standing Policy Committee on Protection and Community Services concurred in the recommendation of the Winnipeg Public Service and submits the following to Council:

1. That further to the May, 2005 Council adopted Recreation, Leisure and Libraries Facilities Policy, and in order to move towards a more financially sustainable model for arena facilities, as well as to provide Winnipeggers with a more contemporary mix of recreation and leisure facilities, the City of Winnipeg solicit expressions of interest (EOI) from the private sector and community organizations for:

    A. The construction and operation of new multi-pad public-use arenas; with prime consideration being given to strategic geographic location(s) so as to maximize accessibility for Winnipeggers.

    B. The management and operation of existing City owned and operated public use arenas.

2. That the City of Winnipeg also give consideration to including principles within the Expression of Interest that may address the opportunity for incentive towards the redevelopment of existing arena facilities, including, but not limited to, land, building and other financial incentives; as well as a provision for a public access component for any redeveloped and /or new facility, as shown on Appendix C to the report of the Winnipeg Public Service dated February 10, 2010.

3. That based upon the results of the aforementioned expressions of interest (EOI), while ensuring that the number of arenas remains within the facility to population ratio under the Recreation, Leisure and Libraries Facilities Policy, that the City give consideration to the potential conversion of surplus arena facilities wherein analysis of such variables as usage, strategic location/proximity to other arenas, facility condition index, etc., may indicate a rationale to reconfigure the facility to provide alternate recreational opportunities such as an indoor soccer, gymnasium or court sport (basketball, volleyball, etc.) complex.

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

Agenda – Executive Policy Committee – April 21, 2010

Report – Standing Policy Committee on Protection and Community Services – April 8, 2010

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 8, 2010, the Standing Policy Committee on Protection and Community Services concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

ISSUE: **The City's Role in the Provision of Arenas**

Critical Path: **Standing Policy Committee on Protection and Community Services, Executive Policy Committee, Council**

AUTHORIZATION

Author	Department Head	Deputy CAO	CAO
K. Knudsen	C. Wightman D. Joshi	P Sheegl	Glen Laubenstein

RECOMMENDATIONS

1. Further to the May, 2005 Council adopted *Recreation, Leisure and Libraries Facilities Policy* and in order to move towards a more financially sustainable model for arena facilities, as well as to t provide Winnipeggers with a more contemporary mix of recreation and leisure facilities; that the City of Winnipeg solicits expressions of interest (EOI) from the private sector and community organizations for:
    a. The construction and operation of new multi-pad public-use arenas; with prime consideration being given to strategic geographic location(s) so as to maximize accessibility for Winnipeggers.
    b. The management and operation of existing City owned and operated public use arenas.
2. That the City of Winnipeg also give consideration to including principles within the Expression of Interest that may address the opportunity for incentive towards the redevelopment of existing arena facilities, including, but not limited to, land, building and other financial incentives; as well as a provision for a public access component for any redeveloped and /or new facility (Appendix C).
3. That based upon the results of the aforementioned EOI, while ensuring that the number of arenas remains within the facility to population ratio under the *Recreation, Leisure and Libraries Facilities Policy*, that the City give consideration to the potential conversion of surplus arena facilities wherein analysis of such variables as usage; strategic location/proximity to other arenas; facility condition index; etc may indicate a rationale to reconfigure the facility to provide alternate recreational opportunities such as an indoor soccer, gymnasium or court sport (basketball, volleyball, etc.) complex.
4. 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

General:

Further to the *Recreation, Leisure and Libraries Facilities Policy*, which indicates "that the City will review the provision of arenas with the intent to eliminate or reduce its role as a direct provider over time, while ensuring that the number of arenas remains within the facility to population ratio"; the Public Service has conducted a comprehensive review of existing arena facilities as outlined in Appendices A and B.

Highlights of this analysis include:

- There are a total of 39 sheets of ice in Winnipeg (public and private). These include:
    a. 15 City owned and operated arenas (15 sheets of ice)
    b. 1 City owned arena that is managed under a service agreement, whereby ice rental revenues are returned to the City (St. Vital Arena) (1 sheet of ice)
    c. 2 City owned arenas that operate under formal management agreements [Kinsman-Allard Arena is operated by the St. James Minor Hockey Association (1 sheet of ice); and West Kildonan Arena is operated by West Kildonan Memorial Community Centre (1 sheet of ice)].
    d. 12 Community Centre operated arenas (city owned) (15 sheets of ice)
    e. 4 privately owned and operated (6 sheets of ice).
- It should also be noted that there are plans for additional sheets of ice to come on line in Winnipeg and that are not currently included in this analysis. They include the privately owned MoosePlex as well as the Southdale Community Centre who recently confirmed plans to add an additional sheet of ice in 2011. In addition, the MTS Centre has a Community Access Agreement in place but has not been included in the rink per capita analysis.
- There is approximately 1 sheet of ice for every 17,500 people (1:17,500) in Winnipeg. The generally accepted Canadian standard for the provision of indoor ice is one sheet per 20,000 people (1:20,000) or 1:22,000 for jurisdictions with a higher percent of older adults and seniors.
- The average municipal arena in Winnipeg is over 40 years old. They were constructed between 1960 and 1975, prior to the creation of Unicity. Despite the need for increased maintenance, fiscal pressures have resulted in diminished maintenance budgets.
- The City's building asset management program (including facility condition audits) indicates that the average condition of the existing arena inventory is nearing a crisis state and the level of maintenance funding has been described as "crisis response". St. James Civic Centre and Sam Southern Arena are the only City owned and operated arenas that have been maintained to a level of "managed care". Six of the fifteen City owned and operated arenas; Bertrand, Charles A. Barbour, Pioneer, River East, Sargent Park, and Vimy have a facility condition index in the "crisis response" range. The remaining arenas all have a facility condition index in the "reactive management" range.
- For the 15 arenas currently owned and operated by the City, there is a $51.5M shortfall over the next 10 years in order to maintain existing conditions (status quo)

and a $79.7M shortfall in capital funding to achieve an FCI level of 0.20 (managed care). These figures do not include Kinsmen–Allard, West Kildonan, St. Vital, or the 12 community centre operated arenas.

- Furthermore, the fact that much of the existing inventory of facilities is decades old means that many facilities do not reflect the current needs of the community. The desire for change is also toward the provision of a more contemporary set of recreation and leisure facilities.
- There is an overall trend in arena development to build twin or multi-pad facilities in order to take advantage of economies of scale in both capital and operating costs (i.e. utilities, staffing, mechanical systems, equipment, etc.). Multi-pad facilities also have higher revenue generating potential from ancillary services as well as attracting tournaments and competitions. Recent reports from several Canadian municipalities include recommendations to move from single pad facilities to twin or multi-pad facilities.
- Community Centre arenas, while generally newer than City operated arenas, also have a growing condition liability and deteriorating FCI as they age (five of them are over 30 years old).

Human Resource:

The conversion of City arenas may result in a reduction of human resource requirements. Should the City enter into a formal management agreement for the operation of a current City owned and operated arena, successor rights would apply.

Financial:

Decreasing the inventory of aging municipal arenas will enable the Public Service to improve the maintenance of existing infrastructure, with the goal of achieving managed care of the remaining municipal arenas. The City may wish to consider providing incentives towards the redevelopment of existing facilities, including, but not limited to, land, building and other financial incentives.

HISTORY

- This report is intended to address two primary objectives:
  - To move towards a more financially sustainable model for ice skating arena facilities.
  - To provide Winnipeggers with a more contemporary mix of recreation and leisure facilities.
- In 1997, the Administration was instructed by the Standing Policy Committee on Public Works to investigate contracting the operation of the City's 16 arenas. On June 24, 1998, Council approved the award of a 3-year service contract for 4 arenas effective August 1, 1998.
  - The St. Vital Minor Hockey Association (SVMHA) was awarded the St. Vital Centennial Arena.

    - Winnipeg Minor Hockey Association (WMHA) was awarded the contract for River East, Billy Mosienko, and Maginot Arenas. Winnipeg Minor Hockey Association managed Billy Mosienko, River East and Maginot arenas for 3 years, and returned management of the 3 arenas to the City of Winnipeg on July 31, 2001.
    - Currently only the St. Vital Arena remains under a service contract.
    - Kinsmen-Allard Arena and West Kildonan Memorial Arena have been operated by the St. James Minor Hockey Association and West Kildonan Memorial Community Centre respectively, under management agreements pre-dating the 1997 administrative review of arenas. To date these operational relationships continue.

- Council approved the *Recreation, Leisure and Libraries Facilities Policy* in 2005 which provided:
    - A facility hierarchy that provides general guidance around the provision of facilities, including facility to population ratios at the neighbourhood, community, regional and city-wide level.
    - Direction for existing facilities and for the introduction of new facility types
    - A commitment to consultation
    - A commitment to a 'managed care' level of maintenance for new facilities and where possible for existing facilities
    - A reinvestment strategy.

FINANCIAL IMPACT

Financial Impact Statement

Date: February 10, 2010

Project Name:

The City's Role in the Provision of Arenas

First Year of Program

	0	1	2	3	4
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	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

original signed by

Cindy Fernandes, Manager
Finance & Administrative Services

CONSULTATION

In preparing this Report there was consultation with:

Community Services
Planning, Property and Development Services

SUBMITTED BY

Department:	Community Services, Planning, Property & Development
Departments Division:	Strategic and Information Systems Services Division
Prepared by:	Kathy Knudsen
Date:	February 10, 2010
File No.:	

Attachments:

Appendix A – Arena Facility Review



Appendix A - CITY OF WINNIPEG ARENA

Appendix B – Individual Arena Factor Sheets



Appendix B - Individual Arena F

Appendix C - Principles for Consideration: Expression of Interest (EOI)



Appendix C - Principles for Conside

APPENDIX A

CITY OF WINNIPEG
ARENA FACILITY REVIEW

OVERVIEW - KEY FINDINGS

- The **Recreation Leisure and Library Facility Policy (RLLFP)** approved by Council on May 18, 2005 states *that the City will review the provision of the arenas with the intent to eliminate or reduce its role as a direct provider over time, while ensuring that the number of arenas remains within the facility to population ratio.*
- There are a total of 39 sheets of ice in Winnipeg (public and private). These include:
  - 15 City owned and operated arenas (15 sheets of ice)
  - 1 City owned arena that is managed under a service agreement, whereby ice rental revenues are returned to the City (St. Vital Arena) (1 sheet of ice)
  - 2 City owned arenas that operate under formal management agreements [Kinsman-Allard Arena is operated by the St. James Minor Hockey Association (1 sheet of ice); and West Kildonan Arena is operated by West Kildonan Memorial Community Centre (1 sheet of ice)].
  - 12 Community Centre operated arenas (city owned) (15 sheets of ice)
  - 4 privately owned and operated (6 sheets of ice).
- It should also be noted that there are plans for additional sheets of ice to come on line in Winnipeg and that are not currently included in this analysis. They include the privately owned MoosePlex as well as the Southdale Community Centre who recently confirmed plans to add an additional sheet of ice in 2011. In addition, the MTS Centre has a Community Access Agreement in place but has not been included in the rink per capita analysis.
- There is approximately 1 sheet of ice for every 17,500 people in Winnipeg. The generally accepted Canadian standard for the provision of indoor ice is one sheet per 20,000 people or 1:22,000 for jurisdictions with a higher percent of older adults and seniors. (Source: Public Use Facilities Study)
- The average municipal arena in Winnipeg is over 40 years old. They were constructed between 1960 and 1975, prior to the creation of Unicity. Despite the need for increased maintenance, fiscal pressures have resulted in diminished maintenance budgets.
- The City's building asset management program (including facility condition audits) indicates that the average condition of the City's arenas is nearing a crisis state and the level of maintenance funding has been described as "crisis response". The St. James Civic Centre and Sam Southern Arena are the only City owned and operated arenas that have been maintained to a level of "managed care". Six of the fifteen City owned and operated arenas; Bertrand, Charles A. Barbour, Pioneer, River East, Sargent Park, and Vimy have a facility condition index in the "crisis response" range. The remaining arenas all have a facility condition index in the "reactive management" range.

- For the 15 arenas currently owned and operated by the City, there is a $51.5M shortfall over the next 10 years in order to maintain existing conditions (status quo) and a $79.7M shortfall in capital funding to achieve a FCI level of 0.20, within the managed care range. These figures do not include Kinsmen–Allard, West Kildonan, St. Vital, or the 15 community centre arenas. In short, the City of Winnipeg's current inventory of arenas can be characterized as financially unsustainable as a result of a significant unfunded future liability.
- Furthermore, the fact that much of the existing inventory of facilities is decades-old means that many facilities do not reflect the current needs of the community. The desire for change is also toward the provision of a more contemporary set of recreation and leisure facilities.
- There is an overall trend in arena development to build twin or multi-pad facilities in order to take advantage of economies of scale in both capital and operating costs (i.e. utilities, staffing, mechanical systems, equipment, etc). Multi-pad facilities also have higher revenue generating potential from ancillary services as well as attracting tournaments and competitions. Recent reports from several Canadian municipalities include recommendations to move from single pad facilities to twin or multi-pad facilities.

HISTORY

The City's role began as a direct service provider of arenas and subsequently transcended into one that also provides support to community centres whose expansions often included one or more arenas.

On January 28, 2004 City Council adopted the *A.C.T.I.V.E. Policy Framework* for the City of Winnipeg Public Use Facilities, a set of guiding principles for the long-term provision of recreation, leisure, and library facilities in Winnipeg.

Consistent with the provisions in Plan Winnipeg 2020 Vision, the *A.C.T.I.V.E. Policy Framework* provides the following guiding principles to guide Council in decision making around public use facilities:

- **A**ffordable
- **C**ommunity Needs Based
- Tactical Approach
- Integrated Service Delivery
- Viable Solutions
- **E**ffective Service

In 2004, Economic Research Associates (ERA) and ND LEA conducted an independent assessment of 311 municipal community facilities. The *Public Use Facilities Study (PUFS)* concluded that much of the recreation, leisure and library infrastructure was over 30 years old, and is in need of refurbishment or, in some cases, replacement. It was further observed that existing facilities are primarily single use, lack the amenities and space to address changing needs of the population, and in some cases are no longer appropriately located relative to the user.

On May 18, 2005 Council adopted **The *Recreation Leisure and Library Facility Policy (RLLFP)*** which states that "the City will review the provision of the arenas with the intent

to eliminate or reduce its role as a direct provider over time, while ensuring that the number of arenas remains within the facility to population ratio".

POLICY DIRECTION

The ***Recreation Leisure and Library Facility Policy*** clause 2.7 states "*The City will review the provision of arenas with the intent to eliminate or reduce its role as a direct provider over time, while ensuring that the number of arenas remains within the facility to population ratio.*"

Adopted in 1982, the **Indoor Arena Ice Allocation Policy** was developed to allocate indoor arena ice times on a fair and equitable basis by utilizing a schedule of priorities on a city-wide basis, taking into consideration the unique requirements of the major ice users. All City owned/operated arenas and all Community Centre arenas are required to follow the *Indoor Ice Allocation Policy*.

In the event of a closure of a city operated or community centre arena, there would be significant impact to current users as the allocation of prime time ice is done on a city wide basis. If users from one arena were displaced, it would necessitate finding prime time ice at alternate arenas in the area. Depending on the supply and demand at that point in time, there may or may not be the capacity to find available prime time ice at another City of community centre arena. If the displaced user groups can not be accommodated, an amendment to the *Ice Allocation Policy* would be required.

The *Indoor Ice Allocation Policy* is currently undergoing an administrative review in order to better reflect the number of arenas currently operated by Community Centres, and to ensure access for minor sports.

THE LOCAL ARENA MARKET

There are a total of 39 sheets of ice in Winnipeg (public and private). These include:

- 15 City owned and operated arenas (15 sheets of ice). (see Table 1)
- 1 City owned arena that is managed under a service agreement, whereby ice rental revenues are returned to the City (St. Vital Arena) (1 sheet of ice)
- 2 City owned arenas that operate under formal management agreements [Kinsman-Allard Arena is operated by the St. James Minor Hockey Association (1 sheet of ice), and West Kildonan Arena is operated by West Kildonan Memorial Community Centre (1 sheet of ice)].
- 15 rinks operated by 12 Winnipeg Community Centres. Three Community Centres; Dakota, Ed Golding/East End, and Gateway have twin rinks.
- 6 private rinks in 4 arenas: Canlan Ice Sports (3 rinks), Dutton Memorial, Max Bell and the Winter Club.
- There are 17 additional arenas outside the City limits frequently used by Winnipeggers.
- There is approximately one sheet of ice for every 17,500 people in Winnipeg; the Canadian average is approximately one sheet of ice for every 20,000 people.

Table 1 – Ice Sheets in Winnipeg (Public & Private)

CCA	City Owned & Operated Arenas	City Owned/ Private Management*	Community Centre Rinks	Privately Owned & Operated*	Total Population (2006)	Population per Rink (2006)
St. James-Assiniboia	2	1	1	3	57,855	8,265
Inkster	2	-	-	-	29,110	14,555
Seven Oaks	-	1	1	-	54,595	27,298
Point Douglas	-	-	-	-	37,615	-
Downtown	2	-	1	-	64,860	21,620
River-East	2	-	2	-	80,935	20,234
Transcona	1	-	2	-	30,740	10,247
St. Boniface	2	-	2	-	49,155	12,289
St. Vital	-	1	3	-	61,605	15,401
Ft. Garry	1		2	2	68,095	13,619
Assiniboine-South	1	-	1	-	34,610	17,305
River Heights	2		1	1	56,505	14,126
Winnipeg	**15**	**3**	**15**	**6**	**625,680**	**16,043**

** Kinsman-Allard Arena is City owned and operated under a management agreement by the St. James Minor Hockey Association, and West Kildonan Arena is operated by West Kildonan Memorial Community Centre. St. Vital Arena is City owned and managed under a service agreement with St. Vital Hockey Association.*

*** The MTS Centre was not included in the rink per capita analysis; however it should be noted that there is a community access agreement in place with the MTS Centre. It should also be noted that the recently announced privately-owned MoosePlex is not included in the rink per capita analysis; nor is Southdale Community Centre which has also recently confirmed funding that will allow for an additional sheet of ice to come on-line in 2011.*

The current inventory of ice per resident exceeds the Canadian average. St. James-Assiniboia Community Characterization Area (CCA) has the highest number of skating rinks at a ratio of one rink per 8,265 residents, followed by Transcona CCA with a ratio of one rink per 10,247 residents. The number of arenas in most areas of Winnipeg exceed the Canadian average of ice rinks per capita, with the exception of four CCAs, namely Seven Oaks CCA, Point Douglas CCA, Downtown CCA and River-East CCA.

CUSTOMER PROFILE

Currently there are 52 major ice users, which have regular ice contracts with City operated arenas, allocated under the *Indoor Arena Ice Allocation Policy*. These major ice users include district and city level minor hockey, ringette, figure skating, high school hockey, speed skating, and major junior hockey clubs.

- Of the City owned and operated arenas, youth groups have the highest share of ice time with approximately 70-75% of total hours rented each year.
- Adult prime time accounts for approximately 9% of ice rentals, and adult non-prime time accounts for approximately 8% of total hours rented.
- Community Service Department programming accounts for between 5 and 8% of the total hours rented.
    - Hours required can vary by year depending on the programming available.

    - Department programs have a higher priority for ice time than community youth and adults, therefore the amount of hours available for these groups can vary depending on the needs of the department.
- School Divisions and late night rentals account for the remaining ice rentals

ARENA OPERATION

The regular operating season for arenas is October to February 28. This corresponds to the operating seasons for the major user groups. Class C arenas are only able to operate 6 months of the year due to the limited capacity of their ice plants. Class B arenas can operate 8 months of the year, and Class A arenas have the capacity to operate year round.

A total of 23,388 hours of ice were available at City owned and operated arenas in 2007. City owned and operated arenas are booked to 100% capacity during prime time hours (defined as 4:30 – 10:00pm, weekdays; and 7:00am – 10:00pm, weekends, October 1 – February 28.) When non-prime time ice slots are factored in to the equation, the overall average regular season usage rate is 83% capacity. (See Table 2) Many out of town arenas service Winnipeg residents by providing regular practice ice time to teams and offering what would be considered as prime time hours. It should also be noted that of the booked prime time City of Winnipeg ice slots, approximately 6% of the ice is turned back to the City of Winnipeg and is not resold.

St. James Civic Centre had the highest usage rate and revenues due to its' year round operation, followed by Pioneer, Century and Eric Coy arena. River East and Roland Michener arenas were open during the weekdays to accommodate other recreational programs, thus artificially skewing the usage rates downward.

The St. James Civic Arena is part of the larger St. James Civic Centre complex which houses an indoor swimming pool, gymnasium, and other recreation amenities. Sam Southern Arena is part of the Ft. Rouge Leisure Centre Complex which includes a library, fitness centre, gymnasium, other recreation amenities, and Community Services offices.

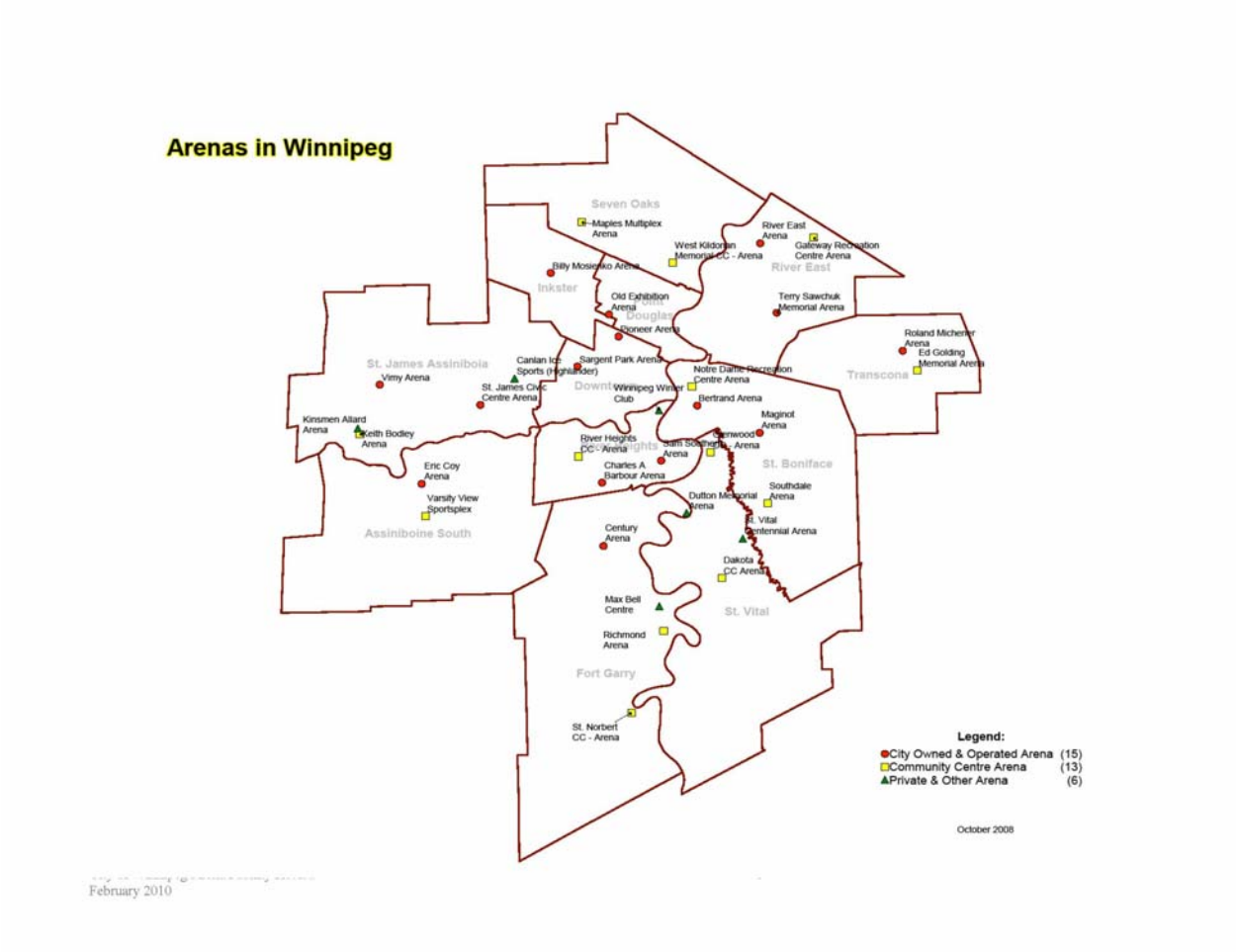

Arenas in Winnipeg
Seven Oaks
Maples Multiplex Arena
River East Arena
Gateway Recreation Centre Arena
West Kildonan Memorial CC - Arena
River East
Billy Mosienko Arena
Inkster
Old Exhibition Arena
Terry Sawchuk Memorial Arena
Douglas
Pioneer Arena
Roland Michener Arena
Ed Golding Memorial Arena
Transcona
St. James Assiniboia
Canlan Ice Sports (Highlander)
Sargent Park Arena
Vimy Arena
St. James Civic Centre Arena
Downtown
Winnipeg Winter Club
Notre Dame Recreation Centre Arena
Bertrand Arena
Kinsmen Allard Arena
Keith Bodley Arena
Maginot Arena
River Heights CC - Arena
Sam Southern Arena
Kenwood Arena
St. Boniface
Eric Coy Arena
Charles A. Barbour Arena
Varsity View Sportsplex
Dufton Memorial Arena
Southdale Arena
St. Vital Centennial Arena
Assiniboine South
Century Arena
Dakota CC Arena
Max Bell Centre
St. Vital
Richmond Arena
Fort Garry
St. Norbert CC - Arena
Legend:
City Owned & Operated Arena (15)
Community Centre Arena (13)
Private & Other Arena (6)
October 2008
February 2010

Table 2 - City Owned and Operated Arenas – Operating Budget & Usage Rates (2007)

	Ward	Arena Class	MJHL or MMJHL Team?	Revenue	Expenses	Amount of Subsidy	Regular Season Usage (Hrs)	Pre/ Post Season Usage (Hrs)	Summer Usage (Hrs)	Total Usage (Hrs)	Prime Time Ice Booking Rate *	Regular Season Usage Rate (incl. non-prime time)
Bertrand	St. Boniface	C	Yes	$ 126,463	$ 225,732	$ 99,269	874	65	0	939	100%	87.05%
Billy Mosienko	Point Douglas	A	Yes	$ 163,169	$ 327,892	$ 164,723	954	213	0	1166	100%	94.97%
Century	River Heights - Ft. Garry	A	Yes	$ 185,999	$ 298,251	$ 112,252	1034	300	38	1371	100%	92.07%
Charles A. Barbour	River Heights - Ft. Garry	C	No	$ 133,926	$ 242,142	$ 108,217	907	125	0	1032	100%	90.34%
Eric Coy	Charleswood - Tuxedo	B	Yes	$ 180,187	$ 309,513	$ 129,326	1035	303	0	1338	100%	92.16%
Maginot	St. Boniface	B	No	$ 143,675	$ 253,195	$ 109,520	868	207	0	1074	100%	86.40%
Old Exhibition	Point Douglas	C	No	$ 126,314	$ 206,630	$ 80,316	842	68	0	910	100%	83.86%
Pioneer	Daniel McIntyre	A	No	$ 197,978	$ 337,377	$ 139,399	1064	375	93	1531	100%	80.08%
River East	North Kildonan	B	No	$ 133,211	$ 304,116	$ 170,905	885	174	0	1059	100%	54.97%
Roland Michener	Transcona	C	Yes	$ 123,084	$ 318,835	$ 195,751	918	113	0	1031	100%	57.02%
Sam Southern	Ft. Rouge - East Ft. Garry	B	Yes	$ 160,660	$ 232,053	$ 71,393	999	211	0	1210	100%	92.93%
Sargent Park	Daniel McIntyre	C	No	$ 151,206	$ 209,625	$ 58,419	962	102	0	1064	100%	95.06%
St James Civic Centre	St. James - Brookland	A	Yes	$ 229,361	$ 365,023	$ 135,662	981	461	294	1736	100%	91.43%
Terry Sawchuk	Elmwood - East Kildonan	B	Yes	$ 145,043	$ 333,073	$ 188,030	931	176	0	1106	100%	86.16%
Vimy	St. Charles	B	No	$ 151,280	$ 225,684	$ 74,403	909	190	0	1099	100%	90.49%
TOTAL/ AVERAGE				**$ 156,770**	**$ 279,276**	**$ 122,506**	**14161**	**3079**	**424**	**17663**	**100%**	**83.01%**

**** It should be noted that approximately 6% of the booked prime time ice slots are turned back to the City of Winnipeg and are not sold.***

Arena Class – refers to the seasonal operating capacity of the facility and ice plant. Expenses will therefore vary according to Arena Class.

- Class A arenas can operate year round
- Class B arenas can operate for 8 months
- Class C arenas are only able to operate 6 months of the year.

Prime Time includes - 4:30 – 10:00pm timeslots, weekdays; and 7:00am – 10:00pm timeslots, weekends, October 1 – February 28.
Pre / Post Season – March - April 30/ September
Summer – May – August
Note: River East and Roland Michener arenas were open during the weekdays to accommodate other recreational programs thus artificially skewing the usage rates downward.

Table 3 – 2007 Arena Expense Breakdown

City Owned and Operated Arenas: 2007 Annual Expenses

Direct Materials	Bertrand	Billy Mosienko	Century	Charles A. Barbour	Eric Coy	Maginot	Old Ex	Pioneer	River East	Roland Michener	Sam Southern	Sargent Park	St James Civic Centre	Terry Sawchuk	Vimy	Total
Hydro	22,767	82,310	38,148	21,725	41,840	29,813	21,975	78,194	30,270	26,435	49,932	26,815	12,875	38,135	25,172	546,404
Natural Gas	30,604	-	32,906	23,467	42,920	42,349	21,401	-	38,922	36,529	-	17,368	37,639	51,394	34,111	409,610
Maintenance Materials: General, Electrical, Plumbing, and Roofing	13,079	32,487	19,650	33,098	10,862	2,523	12,780	14,312	17,146	15,146	11,890	11,471	26,535	22,764	10,460	254,201
Heating, Ventilating & A/C Materials	13,473	15,044	7,124	16,861	11,755	16,174	2,555	19,773	24,214	16,731	16,202	5,339	20,010	4,456	3,409	193,119
Water	2,995	6,082	19,738	1,793	8,218	15,337	3,651	11,263	3,495	6,981	5,665	5,447	1,061	41,536	2,390	135,651
Central Control Services	5,979	6,116	7,377	5,573	5,525	5,895	5,375	6,593	6,984	6,809	5,635	5,214	7,535	7,101	5,032	92,743
Custodial	3,980	6,511	3,276	4,092	4,149	2,961	2,623	3,068	3,981	4,769	4,686	3,177	4,910	6,352	3,939	62,476
Refuse Collection, Alarm Monitoring;Pest Control; Security	1,760	12,447	6,146	1,743	5,469	3,805	1,046	2,398	1,979	1,989	2,452	1,222	5,303	3,895	3,733	55,187
Ice Resurfacer (Replacement Blades)	732	1,038	596	755	2,395	933	1,153	831	1,207	1,236	961	1,708	2,014	642	2,280	18,481
Building Interior	-	5,528	339	205	246	1,364	5,082	973	1,012	-	89	-	-	2,058	1,419	18,316
Fire Protection Equipment	444	1,187	5,218	-	3,086	1,942	641	165	612	313	279	789	-	112	-	14,787
Telephones	765	1,574	776	774	1,421	804	784	796	-	1,137	765	1,458	16	1,876	794	13,742
Monitoring & Control Equipment (Metasys)	126	118	1,888	925	1,498	879	126	847	1,111	118	250	848	1,508	118	1,498	11,857
Direct Material Costs	$ 96,704	$ 170,440	$ 143,183	$ 111,011	$ 139,386	$124,778	$ 79,193	$139,215	$ 130,933	$ 118,192	$ 98,806	$ 80,867	$119,405	$ 180,238	$ 94,236	$1,826,574
Labour Costs - See Details Below	$ 129,028	$ 157,452	$ 155,068	$ 131,132	$ 170,128	$128,417	$ 127,437	$198,162	$ 173,183	$ 200,643	$133,247	$128,768	$245,618	$ 152,835	$131,448	$2,362,566
Total Costs	$ 225,732	$ 327,892	$ 298,251	$ 242,142	$ 309,513	$253,195	$ 206,630	$337,377	$ 304,116	$ 318,835	$232,053	$209,625	$365,023	$ 333,073	$225,684	$4,189,140
Labour Hours by Category:																
Custodial	591.9	767.0	844.0	642.0	1,282.5	724.8	944.5	1,071.0	1,007.0	434.0	715.5	678.0	1,341.0	581.5	788.0	12,412.7
Maintenance	1,750.5	1,811.5	1,821.5	1,704.3	1,449.5	1,422.3	1,171.7	2,385.5	1,923.0	3,668.5	1,468.3	1,429.5	2,801.5	2,094.3	1,298.5	28,200.2
Ice Resurfacer	480.4	880.0	674.0	527.0	954.0	676.0	627.8	953.5	923.5	341.5	710.0	715.5	1,203.5	583.5	774.5	11,024.7
Security	15.0	14.0	38.0	9.0	21.0	9.0	4.0	4.0	7.0	6.0	8.0	5.0	55.0	11.5	9.0	215.5
Total Labour Hours	2,837.8	3,472.5	3,377.5	2,882.3	3,707.0	2,832.0	2,747.9	4,414.0	3,860.5	4,450.0	2,901.8	2,828.0	5,401.0	3,270.8	2,870.0	51,853.0
Average Labour Cost Per Hour	$ 45.47	$ 45.34	$ 45.91	$ 45.50	$ 45.89	$ 45.34	$ 46.38	$ 44.89	$ 44.86	$ 45.09	$ 45.92	$ 45.53	$ 45.48	$ 46.73	$ 45.80	$ 45.56

Labour Cost Per Hour Includes:

1. Labour and benefits of front line workers: arena attendants; electricians; plumbers; carpenters; technicians
2. Branch overhead includes Zamboni lease costs and related consumables; training; licences; superintendent, supervisors and foremen; uniforms & protective clothing; car allowance
4. Divisional Overhead includes accommodation costs; administration (clerical, technical & supervision); office costs, communication costs & technology fund.

***Costs not included in the labour rates: Planning, Property & Development department costs; Director's Office; Human Resources; IT

Table 4 - 2007 Arena Expenses – Comparison to Four Year Average

2007 Expenses - Comparison to Four - Year Average

Arena	2007 Total	2004-2007 Average
Bertrand	$ 225,732.01	$ 224,024.79
Billy Mosienko	$ 327,891.86	$ 303,694.79
Century	$ 298,251.31	$ 273,623.01
Charles Barbour	$ 242,142.43	$ 205,683.19
Eric Coy	$ 309,512.77	$ 287,532.01
Maginot	$ 253,194.56	$ 237,701.61
Old Ex	$ 206,629.84	$ 209,780.21
Pioneer	$ 337,376.68	$ 325,795.96
River East	$ 304,115.70	$ 344,842.50
Roland Michener	$ 318,834.50	$ 298,843.32
Sam Southern	$ 232,052.87	$ 253,715.85
Sargent	$ 209,625.21	$ 197,367.12
St. James C.C.	$ 365,023.06	$ 330,511.19
Terry Sawchuk	$ 333,073.06	$ 311,817.61
Vimy	$ 225,683.80	$ 223,928.20
Total	**$4,189,139.66**	**$4,028,861.36**
Arena Average	$ 279,275.98	$ 268,590.76

TRENDS IN RECREATION

Statistics Canada's *Sport Participation in Canada, 2005* reports the following trends in sports participation rates.

Hockey

- Adults (15 years and older)
  - Ice hockey is ranked as the second most popular sport behind golf, drawing 1.3 million adult Canadians 15 years and over in 2005.
    - The active participation rate in the sport of hockey was down slightly from 1998 to 2005
    - Active participation in 9 of the 10 top sports was down from 1998 to 2005.
      - These decreases are likely due decreasing leisure time and increasing competition for the leisure time available.
      - Leisure time of Canadians declined 5% from 6.1 hours per day in 1998 to 5.8 hours per day in 2005.
      - The are lots of leisure activities available to people, including movies, television, sport, hobbies, reading, gardening, surfing the Internet, online chatting, etc.

- Children (age 5-14)
  - Ice hockey is also ranked as the second most popular sport for children 5 to 14 years of age.
    - Active participation increased from 1998 to 2005
      - reached 26.1% participation in 2005
    - It is important to note that when compared to 1998, nearly three times as many girls played ice hockey in 2005.

Ringette

- Adults (15 years and older)
  - The active participation rate for adult Canadians 15 years and over is low.
  - Ringette does not place in the top 30 most popular sports.
- Children (age 5-14)
  - Active participation in Ringette for children between the ages of 5 and 14 appears to have increased from 1998 to 2005, however, participation is still quite low (approximately 1.4% in 2005).

Figure Skating

- Adults (15 years and older)
  - The active participation rate for adult Canadians 15 years and over is low.
  - Figure Skating does not place in the top 30 most popular sports.
- Children (age 5-14)
  - In 2005, figure skating ranked in the top 15 most popular sports for children between the ages of 5 and 14.
  - Active participation decreased from 1998 to 2005
    - 2005 participation is approximately 3.8% (compared to 5.4% in 1998).

Soccer

- Adults (15 years and older)
  - In 2005, soccer was ranked as the fourth most popular sport for adults 15 years and older.
    - Among the top ten sports, soccer was the only one that showed an increase in active participation from 1998 to 2005 (one percentage point).
- Children (age 5-14)
  - Soccer has ranked the number one sport activity for children 5 to 14 years old for many years.
    - reached 44% participation in 2005
- Given the popularity and growth of the sport, converting indoor ice rinks into indoor soccer facilities may be an attractive option.

FACILITY CONDITION

The problem of deferred maintenance is a growing problem for municipalities, educational institutions and healthcare facilities. As facilities inventory age, it becomes more and more difficult to invest the necessary funding to maintain the buildings in an acceptable physical and functional condition. In addition to physical deterioration, many other factors can render a facility obsolete before physical deterioration has actually taken its toll, including: changes to fire and building codes, universal design standards, advances in technology that improve energy efficiency, and outdated interior design and amenities.

The Facilities Condition Index (FCI) is standard industry measurement[1] reflecting the cost of deferred maintenance as a percentage of the current replacement cost of the building. The classification system uses five levels of maintenance with level one indicating a showpiece facility and level five indicating crisis response mode.

Level	1	2	3	4	5
Description	Showpiece Facility	Comprehensive Stewardship	Managed Care	Reactive Management	Crisis Response
Maintenance Operating Budget as % of Current Replacement Value (CRV)	>4.0	3.5 – 4.0	3.0 – 3.4	2.5 – 2.9	<2.5
FCI	< 0.05	0.05 – 0.15	0.16 – 0.29	0.30 – 0.49	>+0.50

[1] APPA: Association of Higher Education Facility Officers

A facilities audit was conducted on all City owned and operated arenas to examine the existing facility condition and to determine what would be required to restore the arena to back to the same functionality, features, and condition of the building as when it was originally built. The facilities audit was used to identify the deferred maintenance backlog for each arena. The cost of the maintenance and restoration work is then used to calculate the Facilities Condition Index (FCI)

The average municipal arena in Winnipeg is over 30 years old. They were constructed between 1960 and 1975, prior to the creation of Unicity. Maintenance budgets have not been able to keep pace with facility requirements as a result of fiscal constraints, resulting in an increasing future unfunded liability.

As a result, the average condition of the City's arenas is nearing a crisis state and the level of maintenance funding has been described as "crisis response". St. James Civic Centre and Sam Southern are the only City owned and operated arenas that have been maintained to a level of "managed care". Six of the fifteen City owned and operated arenas; Bertrand, Charles A. Barbour, Pioneer, River East, Sargent Park, and Vimy have a facility condition index in the "crisis response" range. The remaining arenas all have a facility condition index in the "reactive management" range. (See Table 5)

For the 15 arenas currently owned and operated by the City, there is a $51.5M shortfall over the next 10 years in order to just maintain existing conditions (status quo) and a $79.7M shortfall in capital funding to achieve a FCI level of 0.20, within the managed care range. These figures do not include Kinsmen–Allard, West Kildonan, St. Vital, or the 15 community centre arenas. In short, the City of Winnipeg's current inventory of City owned and operated arenas can be characterized as financially unsustainable.

Community Centre arenas, while generally newer than City operated arenas, also have a growing condition liability and deteriorating FCI as they age (5 of them are over 30 years old). Furthermore, the fact that much of the existing inventory of facilities is decades-old means that many facilities do not reflect the current needs of the community. The desire for change is also toward the provision of a more contemporary set of recreation and leisure facilities.

There is an overall trend in arena development to build twin or multi-pad facilities in order to take advantage of economies of scale in both capital and operating costs (i.e. utilities, staffing, mechanical systems, equipment, etc). Multi-pad facilities also have higher revenue generating potential from ancillary services as well as attracting tournaments and competitions. Recent reports from several Canadian municipalities include recommendations to move from single pad facilities to twin or multi-pad facilities.

Table 5 - City Owned and Operated Arenas – Facility Condition Index (2007)

	Ward	Year Constructed	Size (SF)	Arena Class	FCI	Facility Condition	FCI Requirement Cost to Maintain Current Level	FCI Requirement Cost to bring FCI to 0.2	Total Requirement Cost to bring FCI to 0	Current Replacement Value
Bertrand	St. Boniface	1967	28,649	C	0.56	Crisis Response	$ 2,296,000	$ 5,415,000	$ 6,800,000	$ 6,655,000
Billy Mosienko	Point Douglas	1967	34,000	A	0.37	Reactive Management	$ 3,251,000	$ 4,754,000	$ 6,348,000	$ 7,696,000
Century	River Heights - Ft. Garry	1967	35,347	A	0.33	Reactive Management	$ 3,695,000	$ 4,686,000	$ 6,257,000	$ 7,596,000
Charles A. Barbour	River Heights - Ft. Garry	1963	26,704	C	0.59	Crisis Response	$ 2,938,000	$ 5,456,000	$ 6,757,000	$ 6,268,000
Eric Coy	Charleswood - Tuxedo	1971	26,473	B	0.46	Reactive Management	$ 2,147,000	$ 3,827,000	$ 5,140,000	$ 6,292,000
Maginot	St. Boniface	1967	28,246	B	0.35	Reactive Management	$ 2,294,000	$ 3,402,000	$ 4,849,000	$ 7,024,000
Old Exhibition	Point Douglas	1967	25,756	C	0.39	Reactive Management	$ 2,154,000	$ 3,336,000	$ 4,585,000	$ 6,007,000
Pioneer	Daniel McIntyre	1975	32,092	A	0.52	Crisis Response	$ 1,934,000	$ 4,196,000	$ 5,616,000	$ 6,862,000
River East	North Kildonan	1972	32,000	B	0.55	Crisis Response	$ 3,319,000	$ 5,667,000	$ 6,995,000	$ 6,242,000
Roland Michener	Transcona	1971	37,442	C	0.43	Reactive Management	$ 5,000,000	$ 6,770,000	$ 8,331,000	$ 7,441,000
Sam Southern *	Ft. Rouge - East Ft. Garry	1960	71,494	B	0.19	Managed Care	$ 3,171,000	$ 3,824,000	$ 5,161,000	$ 17,959,000
Sargent Park	Daniel McIntyre	1963	24,984	C	0.62	Crisis Response	$ 2,239,000	$ 4,821,000	$ 6,039,000	$ 5,860,000
St James Civic Centre**	St. James - Brookland	1965	98,635	A	0.23	Managed Care	$ 11,110,000	$ 13,160,000	$ 17,910,000	$ 25,339,000
Terry Sawchuk	Elmwood - East Kildonan	1972	34,026	B	0.39	Reactive Management	$ 3,898,000	$ 5,236,000	$ 6,662,000	$ 6,712,000
Vimy	St. Charles	1972	24,110	B	0.76	Crisis Response	$ 2,102,000	$ 5,114,000	$ 6,192,000	$ 5,058,000
TOTAL							**$ 51,548,000**	**$ 79,664,000**	**$ 103,642,000**	**$ 129,011,000**

* Sam Southern arena data represents the entire Ft. Rouge Leisure Centre complex.
** The St. James Civic Centre arena data represents the entire St. James Civic Centre complex.

APPENDIX B – ARENA FACTOR SHEETS

LIST OF BUILDINGS (*ALPHABETICAL ORDER*)

BERTRAND
BILLY MOSIENKO
CENTURY
CHARLES BARBOUR
ERIC COY
MAGINOT
OLD EXHIBITION
PIONEER
RIVER EAST
ROLAND MICHENER
SAM SOUTHERN
SARGENT PARK
ST. JAMES CIVIC CENTRE COMPLEX
TERRY SAWCHUK
VIMY

BERTRAND ARENA

Asset Detail Report
By Asset Number

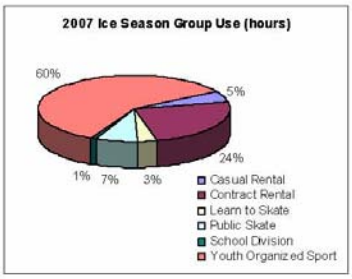
Asset Name: Bertrand Arena
Asset Address: 294 Bertrand Avenue
Asset Number: AR-01

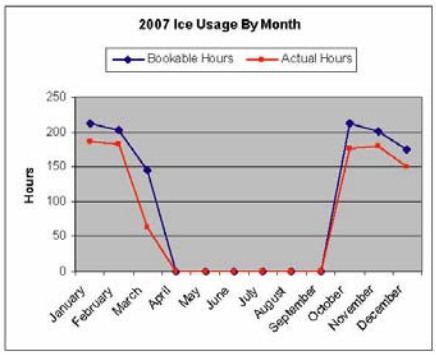


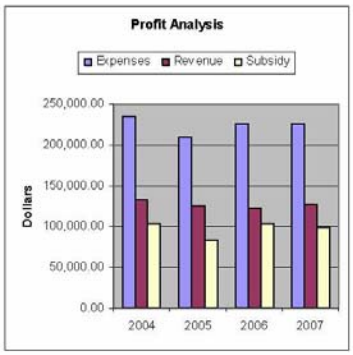
Statistics
All costs in Cad.

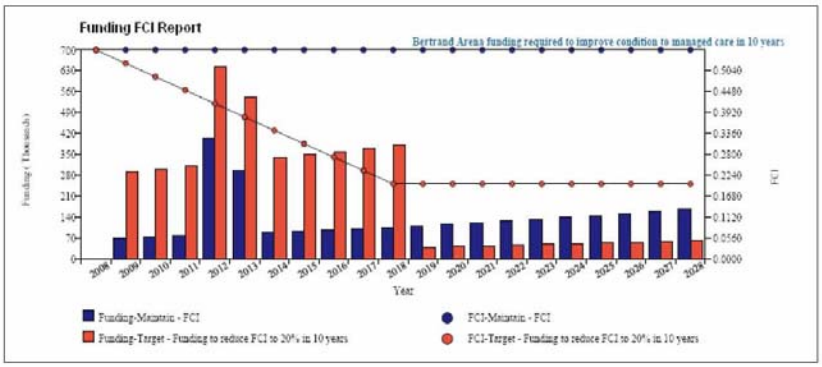
FCI Requirements Cost:.....	1,795,064
Current Replacement Value:.....	6,655,000
FCI:.....	.56
Size:.....	28,649 SF
Year Constructed:.....	1967
Historical Category:.....	None

- Class C arena
- Manitoba Major Junior Hockey Team – St. Boniface Riels
- Moderate Learn to Skate program – 2 days/week
- Public Skating – 2 times/week
- Strong Youth use









BILLY MOSIENKO ARENA

Asset Detail Report
By Asset Number

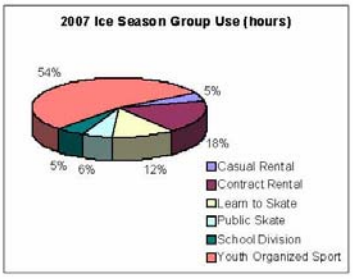
Asset Name: Billy Mosienko Arena
Asset Address: 709 Keewatin Street
Asset Number: AR-08

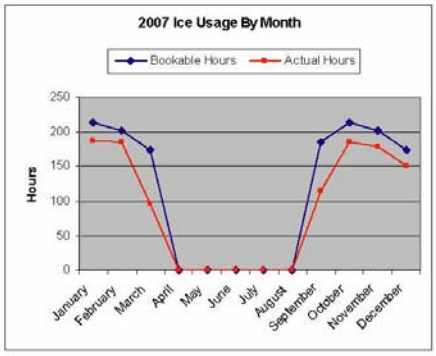
Statistics
All costs in Cad.

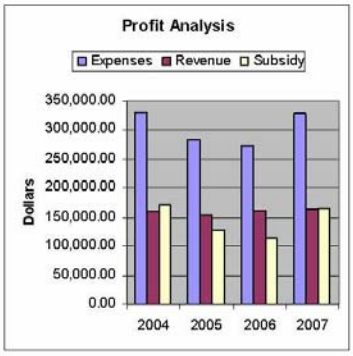
FCI Requirements Cost:.....	1,475,564
Current Replacement Value:.....	7,696,000
FCI:.....	.37
Size:.....	34,000 SF
Year Constructed:.....	1967
Historical Category:.....	None

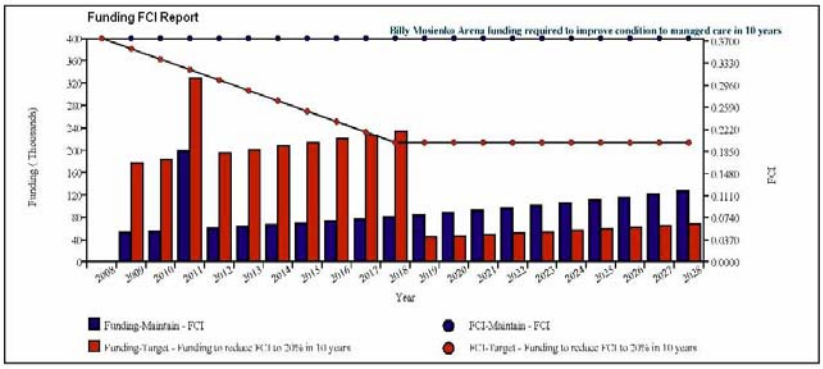
- Class A arena (can operate 12 months)
- Manitoba Major Junior Hockey Team – Seven Oaks Raiders
- Keystone Junior B Hockey Team – North Winnipeg Satellites
- Strong Learn to Skate program – 2 days/week
- Public Skating – 2 times/week
- Strong Youth use
- Summer programmed arena
- New chiller replaced in 2007











CENTURY ARENA



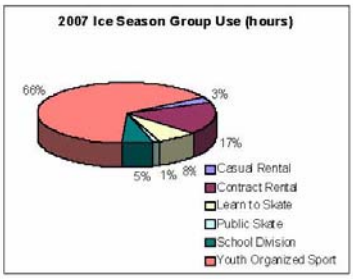
Asset Detail Report
By Asset Number

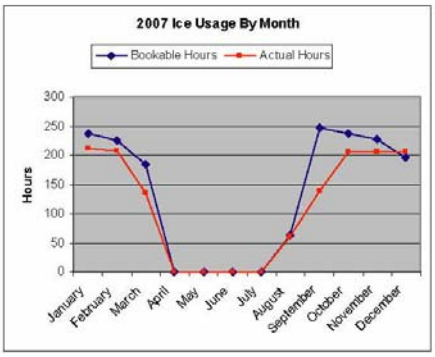
Asset Name: Century Arena
Asset Address: 1377 Clarence Avenue
Asset Number: AR-02

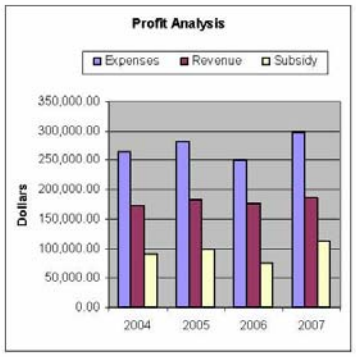
Statistics
All costs in Cad.

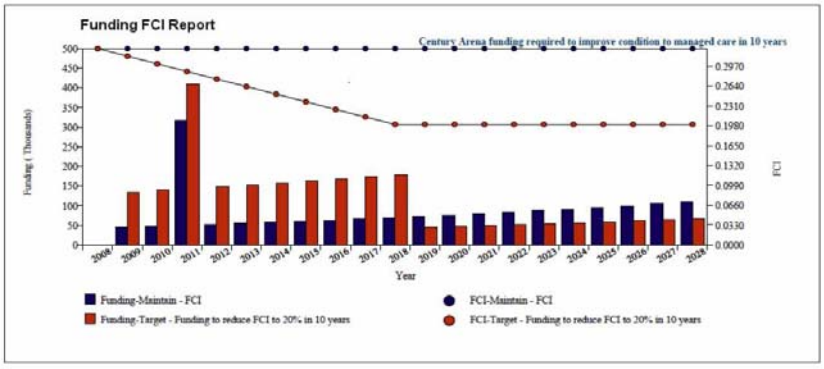
FCI Requirements Cost:.....	1,279,138
Current Replacement Value:.....	7,596,000
FCI:.....	.33
Size:.....	35,347 SF
Year Constructed:.....	1967
Historical Category:.....	None

- Class A arena – can operate 12 months
- Manitoba Major Junior Hockey Team – South Winnipeg Blues
- Moderate Learn to Skate program – 2 days/week
- Public Skating – 1 time/week
- Strong Youth use
- Adjacent to Fort Garry Lions Football Clubhouse and Field









CHARLES BARBOUR ARENA



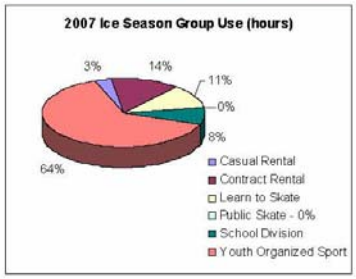
Asset Detail Report
By Asset Number

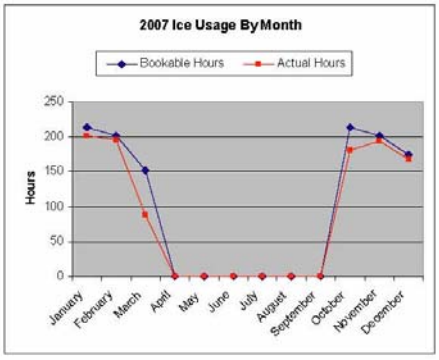
Asset Name: Charles Barbour Arena
Asset Address: 500 Nathaniel Street
Asset Number: AR-05

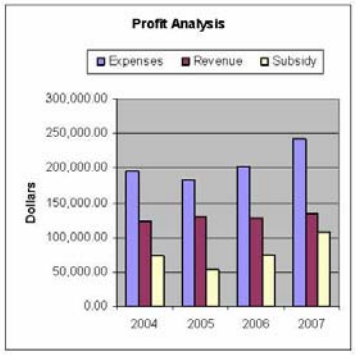
Statistics
All costs in Cad.

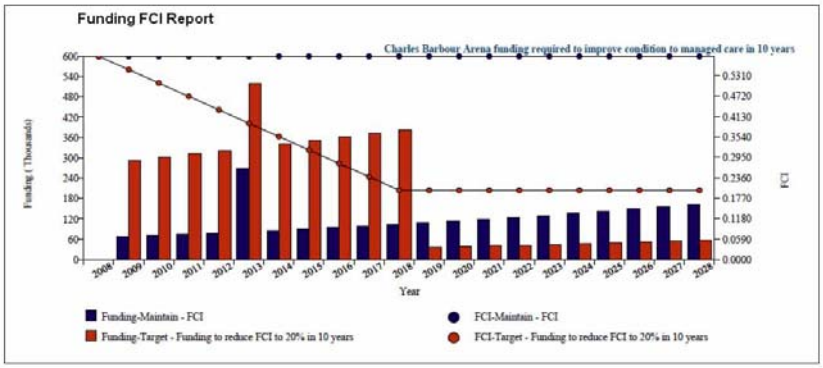
FCI Requirements Cost:.....	1,819,825
Current Replacement Value:.....	6,268,000
FCI:.....	.59
Size:.....	26,704 SF
Year Constructed:.....	1963
Historical Category:.....	None

- Class C arena – can operate 6 months
- Moderate Learn to Skate program – 2 days/week
- Strong Youth use
- Adjacent to Grant Park High School









ERIC COY ARENA

Asset Detail Report
By Asset Number

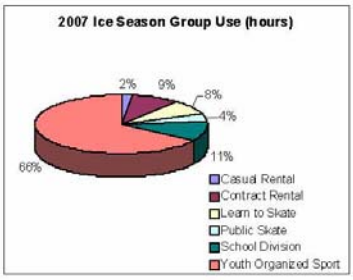
Asset Name: Eric Coy Arena
Asset Address: 535 Oakdale Avenue
Asset Number: AR-04

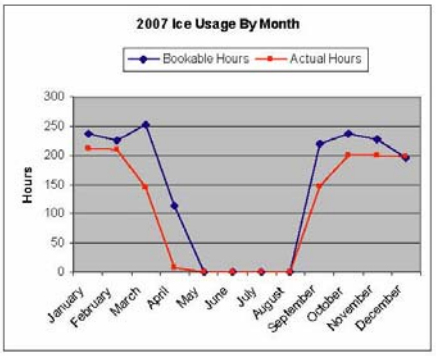


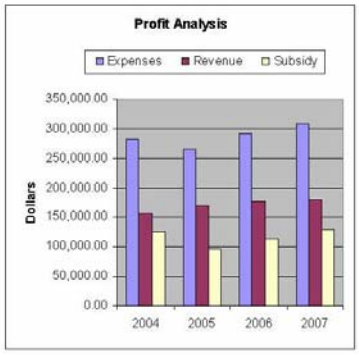
Statistics
All costs in Cad.

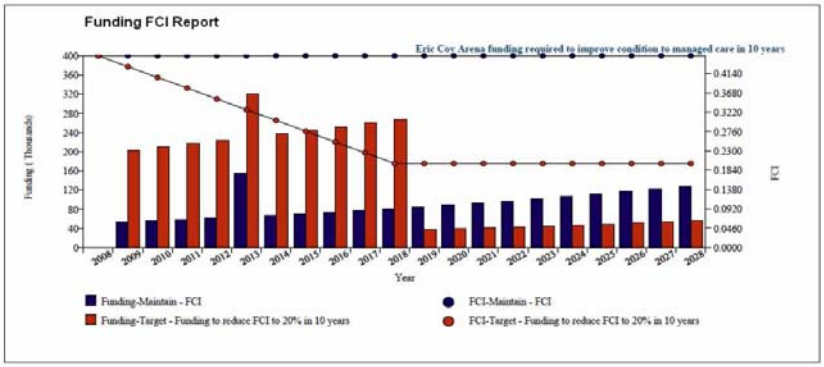
FCI Requirements Cost:.....	1,297,769
Current Replacement Value:.....	6,292,000
FCI:.....	.46
Size:.....	26,473 SF
Year Constructed:.....	1971
Historical Category:.....	None

- Class B arena (can operate 8 months)
- Manitoba Major Junior Hockey Team – Charleswood Hawks
- Moderate Learn to Skate program – 2 days/week
- Adjacent to Charleswood Middle School and Charleswood Broncos Football Clubhouse/field
- Public Skating – 2 times/week
- Strong Youth use









MAGINOT ARENA

Asset Detail Report
By Asset Number

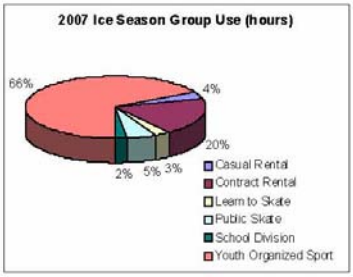
Asset Name: Maginot Indoor Arena
Asset Address: 910 Maginot Street
Asset Number: AR-09

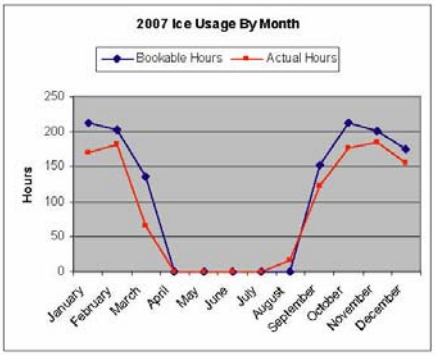


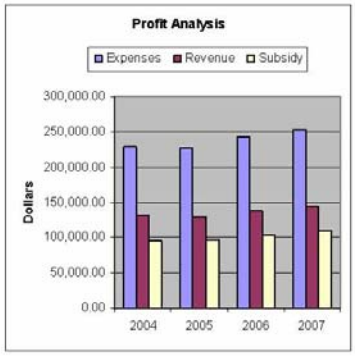
Statistics
All costs in Cad.

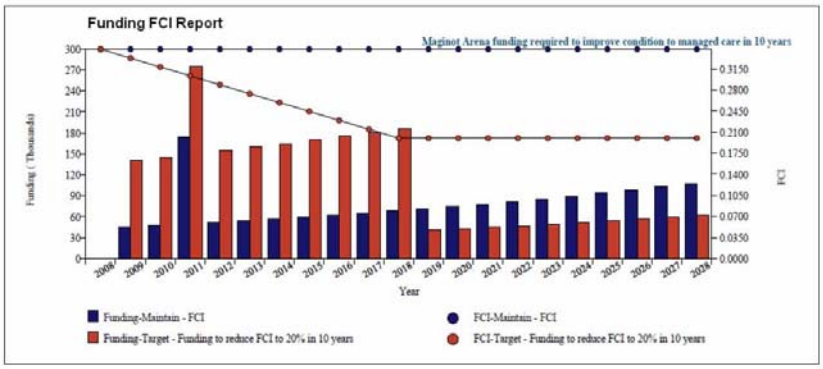
FCI Requirements Cost:.....	1,253,243
Current Replacement Value:.....	7,024,000
FCI:.....	.35
Size:.....	28,246 SF
Year Constructed:.....	1967
Historical Category:.....	None

- Class B arena – can operate 8 months
- Adjacent to Art McQuat Fieldhouse
- Small Learn to Skate program – 1 day/week
- Public Skating – 1 time/week
- Strong Youth use
- Winnipeg Saints currently interested in managing facility









OLD EXHIBITION ARENA

Asset Detail Report
By Asset Number

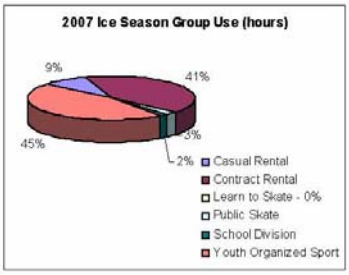
Asset Name: Old Exhibition Arena
Asset Address: 80 Sinclair Street
Asset Number: AR-09

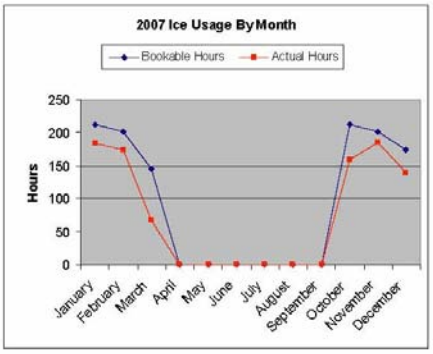


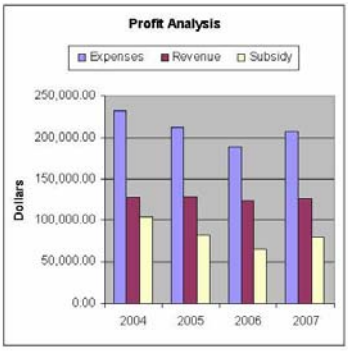
Statistics
All costs in Cad.

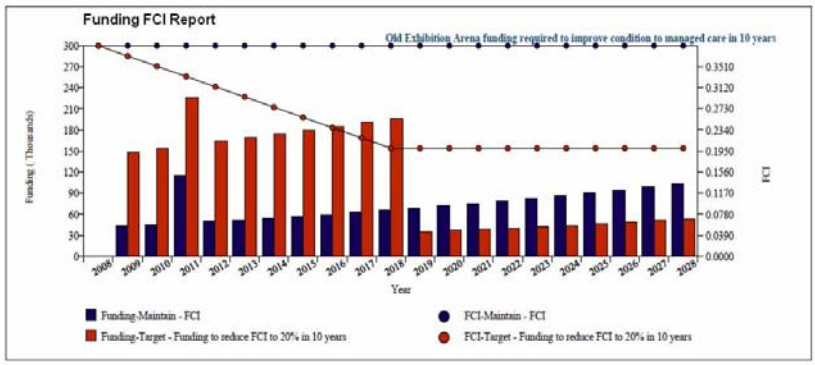
FCI Requirements Cost:.....	1,219,526
Current Replacement Value:.....	6,007,000
FCI:.....	.39
Size:.....	25,756 SF
Year Constructed:.....	1967
Historical Category:.....	None

- Class C arena – can operate 6 months
- Public Skating – 1 time/week
- Mix of Adult and Youth use
- Adjacent to North Centennial Pool









PIONEER ARENA

Asset Detail Report
By Asset Number

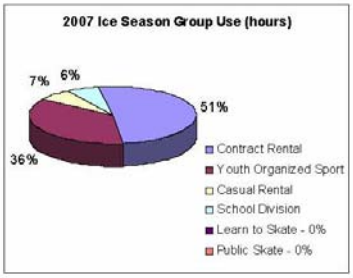
Asset Name: Pioneer Arena
Asset Address: 799 Logan Avenue
Asset Number: AR-10

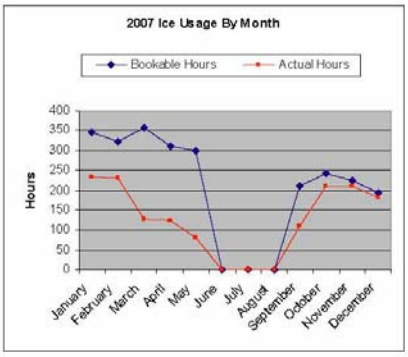


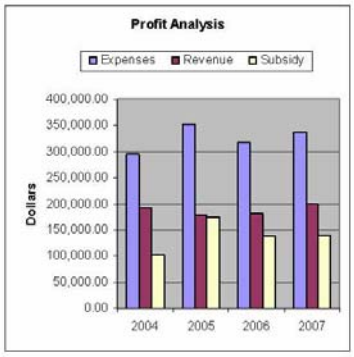
Statistics
All costs in Cad.

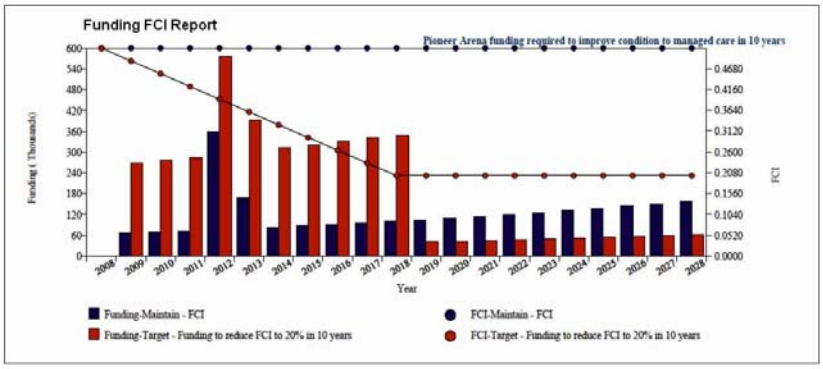
FCI Requirements Cost:.....	1,708,519
Current Replacement Value:.....	6,862,000
FCI:.....	.52
Size:.....	32,092 SF
Year Constructed:.....	1975
Historical Category:.....	None

- Class A arena – can operate 12 months
- Mix of Adult and Youth use
- Daytime ice available









RIVER EAST ARENA

Asset Detail Report
By Asset Number

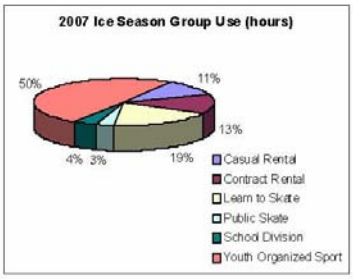
Asset Name: River East Arena
Asset Address: 1410 Rothesay Street
Asset Number: AR-11

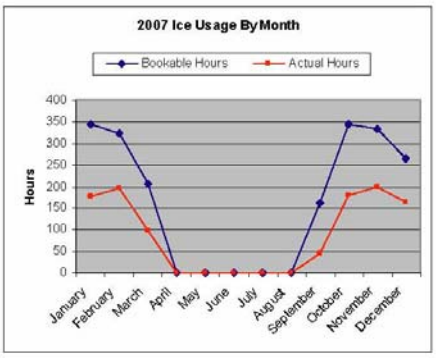


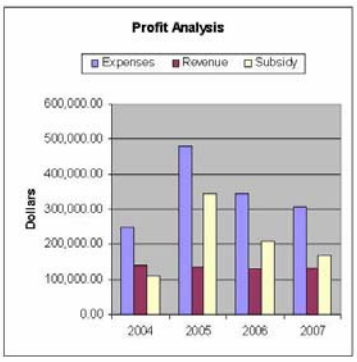
Statistics
All costs in Cad.

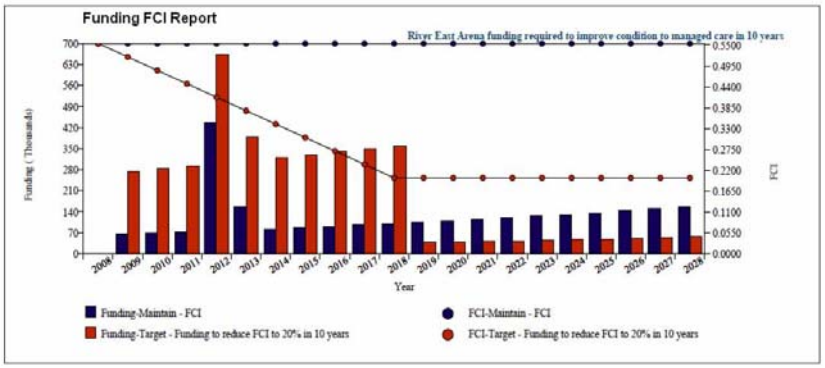
FCI Requirements Cost:.....	1,638,900
Current Replacement Value:.....	6,242,000
FCI:.....	.55
Size:.....	32,000 SF
Year Constructed:.....	1972
Historical Category:.....	None

- Class B arena – can operate 8 months
- Strong Learn to Skate program – 5 days/week
- Public Skating – 1 time/week
- Strong Youth use
- Houses River East Preschool Centre
- Daytime ice available









ROLAND MICHENER ARENA

Asset Detail Report
By Asset Number

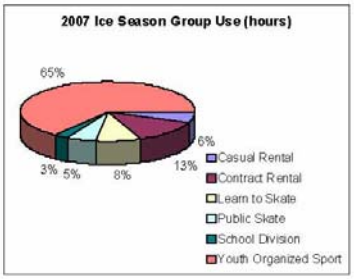
Asset Name: Roland Michener Arena
Asset Address: 1121 Wabasha Street
Asset Number: AR-07

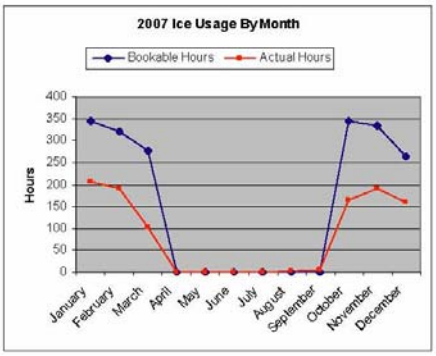


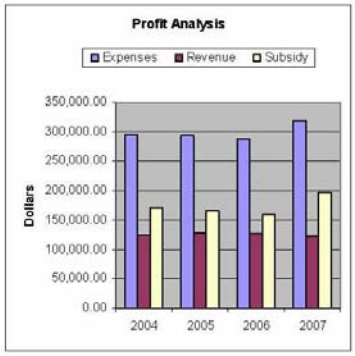
Statistics
All costs in Cad.

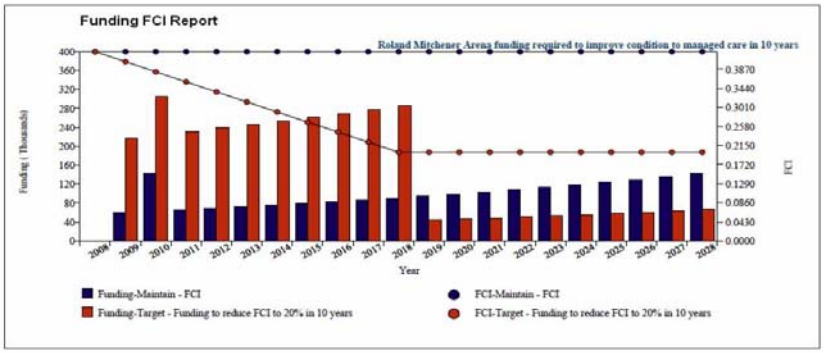
FCI Requirements Cost:.....	1,654,547
Current Replacement Value:.....	7,441,000
FCI:.....	.43
Size:.....	37,442 SF
Year Constructed:.....	1971
Historical Category:.....	None

- Class C arena – can operate 6 months
- Moderate Learn to Skate program – 2 days/week
- Public Skating – 2 times/week
- Strong Youth use
- Houses Roland Michener Active Centre – gymnastics/programming space
- Manitoba Major Junior Hockey Team – Transcona Railers
- Adjacent to Transcona Kinsmen Pool
- Daytime ice available









SAM SOUTHERN ARENA

Asset Detail Report
By Asset Number

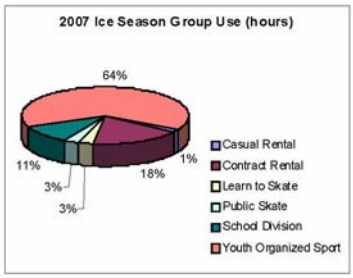
Asset Name: Sam Southern Arena
Asset Address: 625 Osborne Street
Asset Number: AR-12, LB-03, LC-03

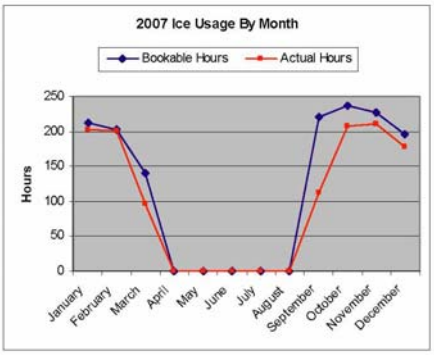


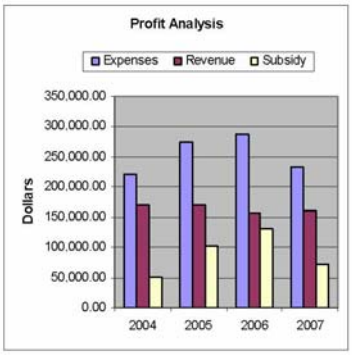
Statistics
All costs in Cad.

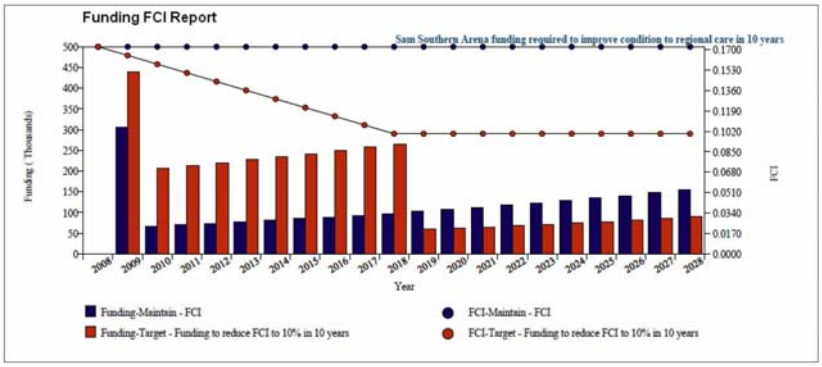
FCI Requirements Cost:.....	2,425,912
Current Replacement Value:.....	17,959,000
FCI:.....	.19
Size:.....	71,494 SF
Year Constructed:.....	1960
Historical Category:.....	None

- Class B arena – can operate 8 months
- Small Learn to Skate program – 1 day/week
- Public Skating – 1 time/week
- Manitoba Major Junior Hockey Team - Ft Garry/Ft Rouge Twins
- Strong Youth use
- Adjoined to multi use facility Ft Rouge Leisure Centre









SARGENT PARK ARENA

Asset Detail Report
By Asset Number

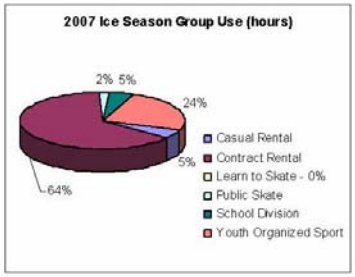
Asset Name: Sargent Park Indoor Arena
Asset Address: 1111 Wall Street
Asset Number: AR-13

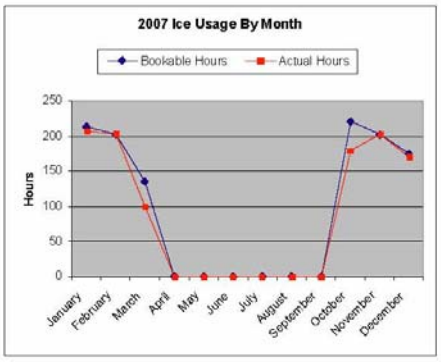


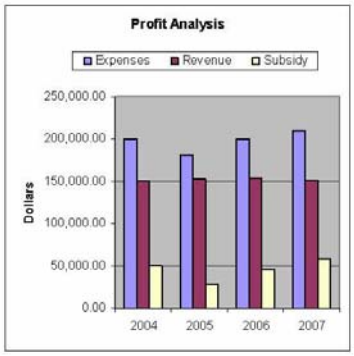
Statistics
All costs in Cad.

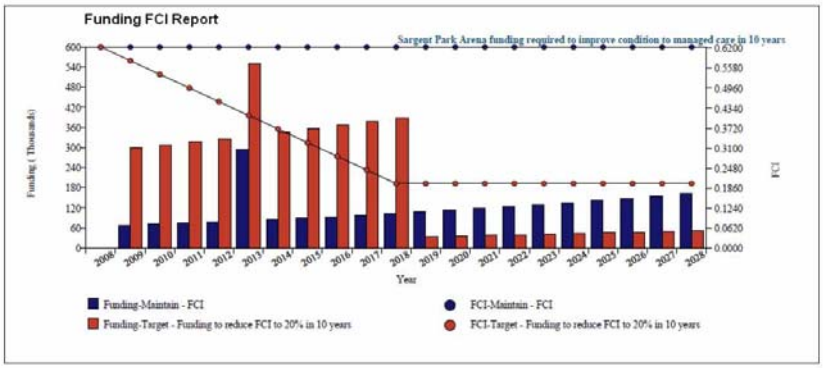
FCI Requirements Cost:.....	1,759,305
Current Replacement Value:.....	5,860,000
FCI:.....	.62
Size:.....	24,984 SF
Year Constructed:.....	1963
Historical Category:.....	None

- Class C arena
- Adjacent to Cindy Klasen Recreation Complex and Susan Auch Speedskating oval
- Strong Adult use









ST JAMES CIVIC CENTRE ARENA

Asset Detail Report
By Asset Number

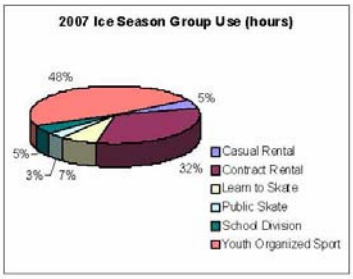
Asset Name: St James Civic Centre Arena
Asset Address: 2055 Ness Avenue
Asset Number: PI-05

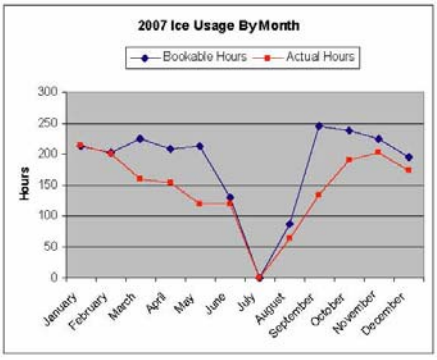


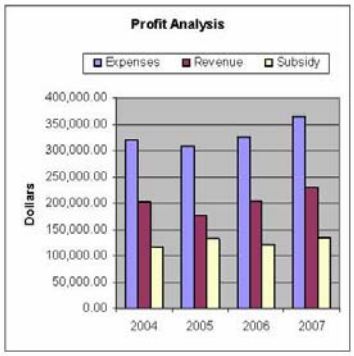
Statistics
All costs in Cad.

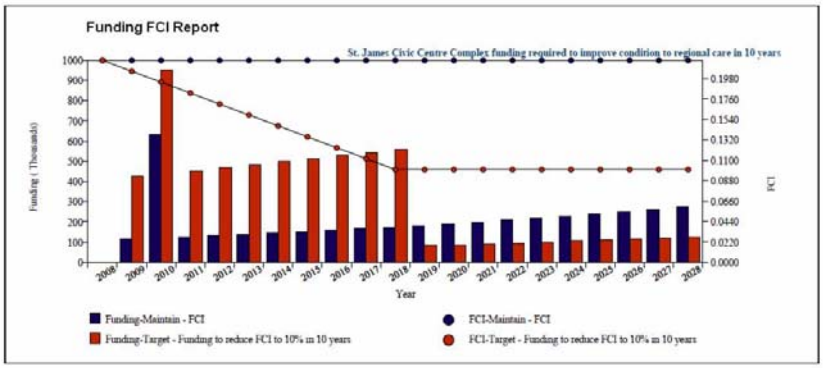
FCI Requirements Cost:.....	4,309,853
Current Replacement Value:.....	25,339,000
FCI:.....	0.23
Size:.....	98,635 SF
Year Constructed:.....	1965
Year Renovated:	2000
Historical Category:.....	None

- Class A arena – can operate 12 months
- Adjoined to multi use facility
- New ice plant in 2000
- Manitoba Major Junior Hockey Team – St. James Canucks
- Moderate Learn to Skate program
- Public Skating – 2 times/week









TERRY SAWCHUK ARENA

Asset Detail Report
By Asset Number

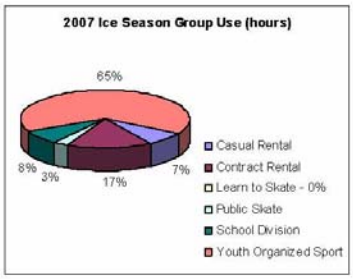
Asset Name: Terry Sawchuk Indoor Arena
Asset Address: 901 Kimberly Avenue
Asset Number: AR-14

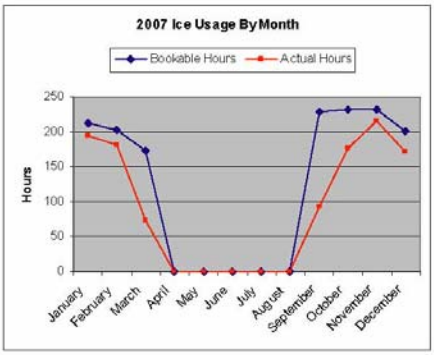


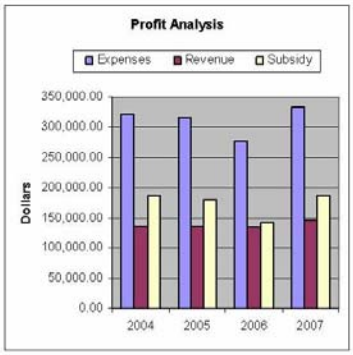
Statistics
All costs in Cad.

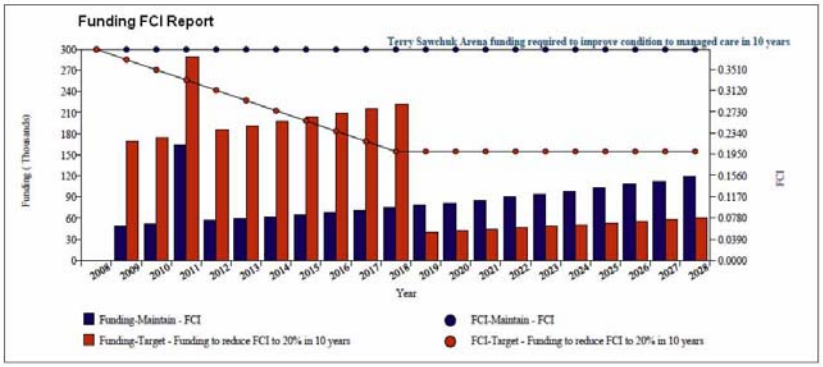
FCI Requirements Cost:.....	1,327,760
Current Replacement Value:.....	6,712,000
FCI:.....	.39
Size:.....	34,026 SF
Year Constructed:.....	1972
Historical Category:.....	None

- Class B arena – can operate 8 months
- New ice plant 2007
- Built on a landfill site
- Home ice for major team (Knights)
- Valley Garden C.C. has expressed interest in managing









VIMY ARENA

Asset Detail Report
By Asset Number

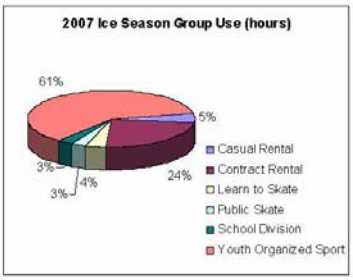
Asset Name: Vimy Indoor Arena
Asset Address: 255 Hamilton Avenue
Asset Number: AR-16

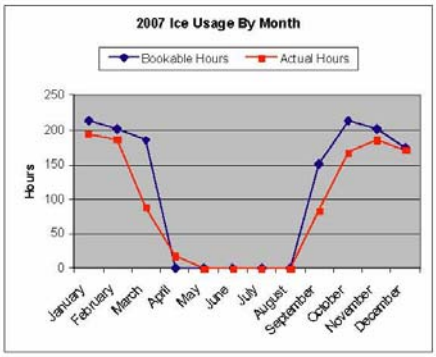


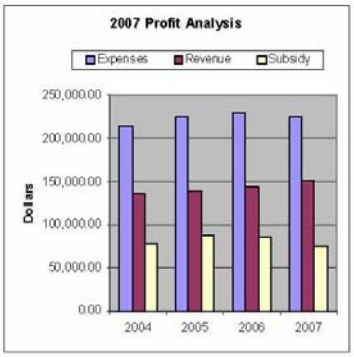
Statistics
All costs in Cad.

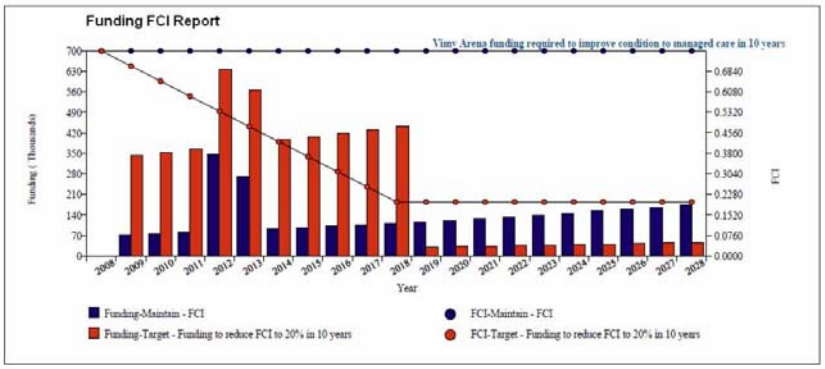
FCI Requirements Cost:.....	1,934,222
Current Replacement Value:.....	5,058,000
FCI:.....	.76
Size:.....	24,110 SF
Year Constructed:.....	1972
Historical Category:.....	None

- Class B arena – can operate 8 months
- Small Learn to Skate program – 1 day/week
- Public Skating – 1 time/week
- Strong Youth use









APPENDIX C

Principles for Consideration: Expression of Interest (EOI)

Rather than setting stringent parameters, the City should frame the EOI towards the desired goal - to find viable solutions to manage the City's aging arena infrastructure. In doing so, the City would solicit a greater range of options.

The following principles are proposed for the development of the EOI:

- The whole process should be open and transparent.
- The EOI should be framed in a manner that identifies a particular challenge / problem and the desired outcome, and seeks the widest range of approaches to achieving the desired outcome.
- It should promote the widest range of proposals possible, by simplifying the documentation requirements and criteria needed to submit an EOI.
- Proposal should be based on long-term thinking and life cycle costing, and best practices within the private sector.
- Proposals should clearly identify the City's long-term capital liability.
- The process must promote and encourage new practices and technologies to arrive at the final solution.
- Alternative and innovative solutions should be embraced and encouraged.
- A 'Managed Care' level of maintenance will be required for all new facilities. Business plans should reflect this requirement.
- The opportunity for incentive towards the redevelopment of existing arena facilities, including but not limited to, land, building, and other financial incentives.
- Proposals should include a provision for a public access component for any redeveloped and /or new facility.