Agenda – Executive Policy Committee – September 15, 2010

REPORTS

Item No. 6 Land Dedication Reserve – Immaculate Conception Parish (Old Kildonan Ward)
eFile EP-2

COMMUNITY COMMITTEE RECOMMENDATION:

On September 7, 2010, the Lord Selkirk-West Kildonan Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommends to the Executive Policy Committee:

1. That the following eligibility criteria for the Land Dedication Reserve Fund be waived in this instance, namely:

   A. The facility is not a city-owned amenity.

2. That funding in the amount of $20,917.00 from the Lord Selkirk-West Kildonan Land Dedication Reserve, be approved to Immaculate Conception Parish to assist with the cost of the main hall renovation project, subject to the following condition:

   A. Approval of final plans and specifications for the project by the City of Winnipeg.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

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ADMINISTRATIVE REPORT

ISSUE: **Land Dedication Reserve Fund – Immaculate Conception Parish**

Critical Path: **Lord Selkirk-West Kildonan Community Committee**

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Werboweski	n/a	n/a	n/a

RECOMMENDATIONS

That this application be denied for the following reason:

1) The facility is not a city-owned amenity.

REASON FOR REPORT

Community Committee's approval is required on all Land Dedication Reserve Dedication applications.

IMPLICATIONS OF THE RECOMMENDATIONS

The Public Service has reviewed the subject application and has determined that it does not meet Council adopted Land Dedication Reserve Fund criteria.

HISTORY

On April 23, 2008, Council adopted a consolidated policy related to the Land Dedication Reserve Fund (LDRF), including a requirement that all requests for funding from the LDRF be referred to the Director of the Planning, Property and Development Department (the Fund Manager) for an evaluation report to be submitted before final consideration of the project.

In addition, Council approved amended criteria for the LDRF as follows:

Council Adopted Land Dedication Reserve Criteria

1. Funds may be utilized for:
   a) the acquisition of land for parks or recreation facilities;
   b) the development of properties for parks and recreation purposes including such ancillary equipment and structures as may be necessary to that development;

c) the construction or renovation of recreation facilities on parks and recreation properties.

2. The expenditures of Reserve funds will be limited by the following exclusions for use. Specifically, funds will not be utilized for:
   a) Salaries related to the regular operation of the City's services;
   b) Operating materials and supplies;
   c) Regular maintenance of parks and recreation facilities or equipment;
   d) Acquisition of equipment not directly related to the development or renovation of parks properties;
   e) Property management costs including utilities, taxes, and other related costs.

3. The use of funds will result in the creation or continuation of a physical legacy of parks and recreation facilities for the City of Winnipeg.

4.The expenditure of funds will be contingent upon the existence of the resources necessary for the ongoing operation, maintenance and support of any parks or recreation facilities which are developed or renovated through the use of Land Dedication Reserve

FINANCIAL IMPACT

N/A

CONSULTATION

In preparing this Report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Planning and Land Use Division
Prepared by	Debbie Werboweski
Date:	July 26, 2010
File No.	


V:\5PARKS, RIVERBANKS & CC


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Winnipeg

LAND DEDICATION RESERVE FUND APPLICATION

APPLICANT INFORMATION

Name of Organization:	IMMACULATE CONCEPTION PARISH				
Mailing Address:	181 AUSTIN STREET NORTH			Postal Code:	R2W 3M7
Phone: 942-3778	Fax No.: 944-9591		E-mail address:	lorena.galante@rbc.co	
Name(s) of designated representatives to be contacted about this application:	Name:	LORENA GALANTE	Phone (daytime):	988-5917	
	Position:	TRUSTEE	Phone (evening):	697-0654	
	Name:	JOSE SIMAO	Phone (daytime):	781-2931	
	Position:	MAINTENANCE SUPERVISOR	Phone (evening):	633-3060	
How long has the organization been in operation?	125 YEARS				
Select Community Committee Area where project is located:	Assiniboia ☐	City Centre ☐	Riel ☐		
	East Kildonan-Transcona ☐	Lord Selkirk-West Kildonan ☑			

PROJECT INFORMATION

Name of Project:	RENOVATION OF MAIN HALL		
Location of Project:	181 AUSTIN STREET NORTH		
Project is located on City of Winnipeg owned lands?	YES ☑	NO ☐	
Project Start Date:	OCTOBER 2010	Anticipated Completion Date:	DECEMBER 2010
Total Estimated Project Cost: $	206,000.00		
Land Dedication Reserve Fund Requested Amount: $	15,638.39		

LIST OTHER PROJECT FUNDING SOURCES		AMOUNT	CONFIRMED
Source #1	PROVINCE OF MANITOBA	$ 20,000	YES ☑ NO ☐
Source #2	COUNCILLOR MIKE PAGTAKHAN	$ 20,000	YES ☑ NO ☐
Source #3	COUNCILLOR MIKE O'SHAUGHNESSY IMMACULATE CONCEP. 2006-2010	$ 20,000 58 839.82	YES ☑ NO ☐
Source #4	BEE CLEAN	$ 50,000.00	YES ☑ NO ☐
Source #5	VOLUNTEER HOURS	$20,000.00	YES ☑ NO ☐

204,478.21
shortfall 1,520.79 to be raised by parishioners

DETAILED PROJECT DESCRIPTION

Provide a detailed description of the planned project, including:

- Community need/ support for the project
- Community consultation, if applicable (surveys, open houses, etc.)
- City of Winnipeg staff involved in project to date
- Scope of work
- Cost estimates/ quotes
- Project schedule

Project details, plans and supporting documentation may be submitted as attachments.

— hall used to provide soup kitchen on weekly basis
— work together with Point Douglas community residents to provide workshops for culinary needs, overall support to the Point Douglas different community events. Our premises are big (350 capacity) however the hall is in need of major renovations.

See attached quotes for project completion

APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) for the applying organization and this application is accurate to the best of my/our knowledge.

SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE
José Eduardo Medeiros	REV. JOSE EDUARDO MEDEIROS	PASTOR	14 July 2010
	LORENA CALANTE	TRUSTEE	July 14/2010

Submit completed application to:	Planning and Land Use Division c/o Debbie Werboweski (ph: 986-4737, fax: 986-7524) Planning, Property and Development Department 15-30 Fort Street, Winnipeg, MB R3C 4X5

Attn:
Joe Simao

Oswald Construction Ltd.
789 Berkley St.
Winnipeg, MB R3R 1K2
895-0265

PRELIMINARY PROPOSAL

FOR

IMMACULATE CONCEPTION CHURCH

181 AUSTIN ST. N.

RE : RENOVATION TO PARISH HALL , KITCHEN , BAR , 4 WASHROOMS

C/O : JOE SIMAO

JAN. 8/2010

Scope of work :

: provided materials and labor to renovate selected areas of church

: work to proceed according to client's preliminary drawings and according to verbal directions from church representative (Joe Simao) , as follows

Specifications : will refer to area / rooms by their assigned numbers on drawings , #8 is the new family / handicapped washroom

Site prep :

: client responsible for removing church property from construction areas ie : hall tables & chairs etc.

: client responsible for removing & replacing large kitchen / bar appliances from work zones

Demolition :

: remove all kitchen & bar cabinet and counter tops , rm. #5 & #6

: remove wooden toilet partitions in rms. #10 & #9 , including wooden privacy screen at door

: remove suspending ceiling in #1 , #2 , #10 , #9

: remove washroom accessories (towel dispensers , soap dispensers etc.)

: remove existing " Barker Board " from walls of rms. #1 , #2 , #9 , #10 , remove wall paneling from rm. #6

note : if drywall behind " Barker Board " is too damaged to repair , than , replace with new drywall

: remove old exhaust fans and lighting fixtures from rm. #1 , #2 , #9 & #10

: break open concrete floor and dig trenches to suit plumbing fixture layout in rm. #8

Framing:

: cut new rough opening through wall to create door way to new #8 washroom , frame in to suit 36 x 80 door

: frame up partition wall within rm. #9 to create rm. #8

HVAC :

: install an exhaust fan into rm. #8 , use a Broan QTRE 90 fan

: install a QT 110 into rm. #1 & #2 , install L 250 into #9 & #10

Plumbing :

: disconnect existing plumbing fixtures and turn over to client
: permanently cap off waste & water lines servicing 1 sink in rm. #1 & #2
: permanently cap off waste & water lines servicing 1 urinal in rm. #10 , modify remaining piping to center one urinal on wall
: install client supplied stainless steel multiple bowl sinks / taps in rm. #5 & #6 , same position
: rough in new waste , vent & water lines to service toilet and sink in rm. #8
: supply & install , to either new or existing waste & water line piping (in their current position , except as noted above)
: 10 white Crane Cranada toilets
: 3 white Westmount wall hung basins
: 6 white Crane drop in china basins
: 9 chrome Moen Villeta lavoratory faucets
: 3 white Cromwell urinals w/3 chrome Teck metering urinal flush valves

Electrical :

: supply & install 2' x 4' , T8 electronic ballast fluorescent , " lay in " fixtures to the following rooms ;
: #1 & #2 – 2 lights each : #8 – 1 light
: #9 – 2 lights : #10 – 3 lights

Drywalling :

: install ½" drywall to new partition wall (#8 / #9)
: install ½" drywall to rm. #6 (where old paneling was)
: repair wall or replace drywall on walls where " Barker Board " is removed
: tape , fill and finish and sand all new drywall

Painting :

: all priming & painting or walls , doors or trim , to be performed by client's own forces

Suspended ceilings :

: install new T bar , metal grid , 2' x 4' , suspended ceilings in rm. #1 , #2 , #8 , #9 & #10
: tiles to be standard mineral fiber tiles

Wall finishes :

: supply & install 12" x 12" white satin tiles to all walls in rm. #1 , #2 , #5 , #6 , #8 , #9 & #10
note : in rms. #5 and #6 , tiles installed between upper and lower cabinets as necessitated by cabinet layout

Finish carpentry :

: install a 36" x 80 " commercial steel door unit for rm. #8 , includes commercial grade privacy door lock
: install 3 new , plastic laminate counter tops in rms. #1 , #2 & #9 , counter tops allow for drop-in sinks support counter top in rm. #9 on wall ledges , support counter tops in rm. #1 & #2 on combination of wall ledgers and angled corner supports
: supply labor to re-mount towel dispensers & soap dispensers &/or mount new fixtures in 5 washrooms
: install a grab bar in rm. #8

Toilet / urinal / privacy partitions :

: install new , metal , powder coated toilet partitions in rm. #9 and #10 , " Hadrian " brand ,
2 stalls in rm. #9 and 3 stalls in rm. #10
: install 1 urinal privacy screen between 2 sinks and urinal in rm. #10
: install 1 - 4' wide privacy screen across from doorway into rm. #9

Cabinets / millwork :

: supply & install new cabinets to rm. #5 & #6 , layout as per plans provided by Joe Simao
: cabinets to be melamine cabinets with white " Thermofoil " fronts
: counter tops to be stainless steel with integral backsplash , includes extra width at bar " pass through " area
: includes island table , 3' x 7' , with stainless steel top and round stainless steel legs

Flooring :

: remove all existing floor coverings in rooms / areas #1 though #10
note : quote **does not allow** for removal of existing tiles **if** they are found to be **asbestos based** tiles , removal method to be determined at such time as tile composition is confirmed
: supply & install " Texas " 18 x 18 porcelain tiles to rm. #1 through #10 , color to be determined yet
: supply & install 4" cove base to same rooms
: includes all tiles , labor , installation materials , grout & PST

Garbage :

: broom clean site daily , haul all garbage from site weekly

Permits :

: at this time , quote does not include permit costs

Docs not include :

: old appliance removal or new applinnce installation : hall chair or table removal
: priming or painting : supply of bathroom accessories (towel dispensers etc.)
: permit costs : asbestos abatement costs
: "grease interceptor " or fire suppressant system in kitchen

BASE PRICE : $206,691.00 + GST

Proposed payment schedule :

deposit :	**upon acceptance of quote**	**$45,000.00**
progress :	**demolition / tear out done , framing complete , mechanical roughed in**	**$80,000.00**
progress :	**drywalling complete , cabinets /counter tops installed , tiling started on walls**	**$71,000.00**
final :	**all work covered under this proposal substantially complete , change orders reconciled**	**balance owing**

NOTE : CONTRACTOR RESERVES THE RIGHT TO REQUEST PAYMENT IN FULL FOR ANY CHANGE ORDERS AT THE NEXT SCHEDULED PAYMENT OR AT FINAL PAYMENT , WHICHEVER COMES FIRST

R-2000 The Mark of a Better Home

MANITOBA HOME BUILDERS' ASSOCIATION Renovators' Council

MHBA Certified Master Renovator Manitoba Home Builders' Association

1 Land dedication reserve fund

PROJECT EVALUATION FORM

Applicant/Organizat	Immaculate Conception Parish				
Project Name/	Renovation of Main Hall				
Community	Lord Selkirk-West I	**War**	Mynarski	**Councill**	Harry Lazaren
Project Contact:	**Name:**	Lorena	**Address:**	181 Austin St. N. Wpg. MB R2W	
	Phone	988-5917	**Phone (c):**		
City of Winnipeg Project	n/a		**Land Dedication Reserve Funding**	**$15,638.39**	

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a) the acquisition of land for parks or recreation facilities;
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PROJECT MEETS COUNCIL ADOPTED CRITERIA ?: **YES** ☐ **NO** ☒

DEPARTMENTAL RECOMMENDATION:

That this application be denied for the following reason:

1) The facility is not a city-owned amenity.

CRITERIA EXCEPTIONS: Describe criteria exceptions where applicable:

Prepared by:	Debbie Werboweski	Planning, Property and Development Department	**Date:**	July 26, 2010