Agenda – Executive Policy Committee – May 18, 2011

REPORTS

Item No. 3 Winakwa Community Centre – Community Centre Investment Fund (St. Boniface Ward)

GENERAL COUNCIL OF WINNIPEG COMMUNITY CENTRES RECOMMENDATION:

That the Winakwa Community Centre Expansion Project receives $218,000 from the Community Centre Investment Fund to assist with their funding shortfall.

GENERAL COUNCIL OF WINNIPEG COMMUNITY CENTRES

ISSUE: Community Centre Infrastructure Funding; Winakwa Community Centre

Critical Path: Executive Policy Committee

RECOMMENDATION

That the Winakwa Community Centre Expansion Project receives $218,000 from the Community Centre Investment Fund to assist with their funding shortfall.

IMPLICATIONS OF THE RECOMMENDATIONS

- The General Council of Winnipeg Community Centres Plan 2025, adopted in May 2009, ranked the Winakwa Community Centre Expansion Project second on a list of eleven projects ready to go forward in 2009.

- On May 28, 2009, Winakwa Community Centre submitted a Recreational Infrastructure Canada grant application, citing an estimated project cost of $2,950,000.

- On June 29, 2009, the Federal Government announced $800,000 for the Winakwa project from the Recreation Infrastructure Canada (RInC) program with the stipulation that the project be substantially complete by March 31, 2011.

- On June 29, 2009, the Province of Manitoba committed $800,000 to the Winakwa project through the Canada Manitoba Infrastructure Program (CMIP).

- On July 22, 2009 Winnipeg City Council approved the General Council of Winnipeg Community Centres' (GCWCC) recommendation that $900,000 dollars be committed from the Community Centre Investment Fund to the Winakwa Community Centre Expansion Project.

- The confirmed funding allowed the project to move into the detailed design phase. Detailed design revealed the requirement for redesign to address snow load and life safety items which subsequently resulted in an increased budget.

- City of Winnipeg public tendering process requires that all funds be confirmed prior to award. In order to ensure award and meet federal funding deadlines, $250,000 of project scope was eliminated. The project was successfully awarded, but with a very small construction

contingency. Deleted items, such as flooring, painting, millwork and acoustic panels, would ultimately need to be reintroduced to properly finish the project.

- In addition to its original contribution of $133,000, Winakwa Community Centre has raised a further $50,000 to address the deleted items. Final shortfall for deleted items: $145,000.

- The project is now at 50% completion. Because of the small construction contingency at the time of project award, the project officer has estimated an additional $73,000 contingency be carried to project completion. In total, the project requires an additional $218,000 to achieve completion.

- It would be most expeditious and cost effective to accomplish the additional work within the existing contract. The contractor's schedule currently shows a May 31, 2011 completion date; therefore it is imperative that additional funding be confirmed this month (April, 2011).

Project budget: $3,083,000

Project Funding:

Recreational Infrastructure Canada Program (confirmed)]	$800,000
Canada Manitoba Infrastructure Program (confirmed)	$800,000
Community Centre Investment Fund (confirmed)	$900,000
Community Incentive Grant Program and Land Dedication Reserve (confirmed)	$250,000
Building Communities Initiative (confirmed)	$200,000
Winakwa Community Centre (confirmed)	$133,000
Total confirmed funding for current contract:	**$3,083,000**

Outstanding Expenses: (prices supplied by Quantity Surveyor)

All flooring (except in gymnasium)	$76,000
Acoustic panels in gym	$40,000
Exterior painting of building	$25,000
Finishes and Millwork in canteen	$15,000
Millwork in MPR room	$6,000

Public address system – just rough in	$10,000
Sliding Grille Door	$6,000
Basic Landscaping	$4,000
Design Fees	$13,000
Contingency shortfall from original contract	$73,000
Less additional Winakwa fundraising	($50,000)
Total shortfall	**$218,000**

HISTORY

The Winakwa Redevelopment project began in the year 2000, when a community survey identified the need for a new gymnasium, new hockey rinks and an expanded parking lot. Since that time, Winakwa has addressed the site work (two new rinks, new parking lot, new players box/storage building, new LED display sign, new outdoor basketball court, portable skate board park, and landscaping enhancements). In 2009, funding became available for the gymnasium expansion.

Through the course of the gymnasium expansion project, the scope of work has been affected by three major factors:

1. The receipt of less funding than requested ($1M was requested from both the federal and provincial governments)
2. Requirement of redesign to accommodate snow load
3. Requirement to sprinkler entire building

As a result, the design team has been diligent in keeping this project as “lean” as possible, while complying with the Manitoba Green Building Policy. With the exception of the front entrance (approx. 300 sf), there was no square footage that could be decreased or eliminated. Site work was negligible, having been completed by the Community Centre in previous years in preparation for the expansion. In addition, the Federal Stimulus Program created a more aggressive construction market, with the stipulation that the project be substantially complete by March 31, 2011. (This deadline has since been extended to October 31, 2011).

In order to keep this project viable, both additional funding and reduced scope of work had to be undertaken in July, 2010. Ultimately, the project was successfully awarded, but with a very small contingency. The construction contingency at the time of award was 3.4%. Industry practice would suggest construction contingency should be 10-15% for this type of renovation. The project did not carry a design contingency.

Additional funding was confirmed through the Community Incentive Grant Program, Land Dedication Reserve and the Building Communities Initiative. Winakwa originally committed $133,000 to the project and continues to fundraise. Despite the additional funding, critical items such as flooring, painting and acoustic panels were still deleted from the tender documents to ensure the project was successfully awarded in time to meet the funding deadlines.

The project is now at 50% completion, and although Winakwa Community Centre has raised a further $50,000, it is unrealistic to expect that they will be able to raise the $218,000 required to finish this project this spring.

CONSULTATION

In preparing this Report there was consultation with:

- General Council of Winnipeg Community Centres Winakwa Community Centre
- City of Winnipeg Community Services Department

SUBMITTED BY

Prepared by: General Council of Winnipeg Community Centres
Date: April 13, 2011