Minute No. 589
Report – Standing Policy Committee on Property and Development – June 10, 2014

Item No. 8 Sherbrook Pool Repair Project Status Report

COUNCIL DECISION:

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

1. That the status of the Sherbrook Pool Repair Project as contained in this report be received as information.

2. That the Recreational Needs Assessment for the Daniel McIntyre Ward (Appendix A), be received as information.

3. That following repair project design development, the Winnipeg Public Service revise cost estimates and scheduling requirements as warranted and report back to Council with project implications.

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

Report – Standing Policy Committee on Property and Development – June 10, 2014

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 18, 2014, 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 June 10, 2014, 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.

COUNCIL DECISION:

On May 27, 2014, Council Concurred in the recommendation of the Standing Policy Committee on Property and Development that a further extension of time of up to ninety (90) days be granted for the Winnipeg Public Service to report back to Council with a progress report on the plan to reopen the Sherbrook Pool.

On April 30, 2014, Council concurred in the recommendation of the Standing Policy Committee on Property and Development that an extension of time of up to 30 days be granted for the Winnipeg Public Service to report back to Council with a progress report on the plan to reopen the Sherbrook Pool.

On March 26, 2014, Council concurred in the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

On February 26, 2014, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and granted an extension of time of up to 30 days for the Winnipeg Public Service to report back to Council with a progress report on the plan to reopen the Sherbrook Pool, and submitted the matter to the Executive Policy Committee and Council.

Report – Standing Policy Committee on Property and Development – June 10, 2014

DECISION MAKING HISTORY: (continued)

COUNCIL DECISION (continued):

On January 29, 2014, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and granted an extension of time of up to 30 days for the Winnipeg Public Service to report back to Council with a progress report on the plan to reopen the Sherbrook Pool, and submitted the matter to the Executive Policy Committee and Council.

On December 17, 2013, Council concurred in the recommendation of the Executive Policy Committee and adopted the 2014 Capital Budget and 2015 to 2019 Five-Year Forecast and the 2014 – 2016 Operating Budget which included the following:

2. That the following recommendations with respect to the 2014 Preliminary Capital Budget and 2015 to 2019 Five Year Forecast be approved:

    A. That a new 2014 Capital Project be established named Sherbrook Pool Reopening to replace the Daniel McIntyre Recreation Initiative, originally included in the 2014 Preliminary Capital Budget to be budgeted and financed as follows:

        - $600,000 originally included in the 2014 Preliminary Capital Budget for the Daniel McIntyre Recreation Initiative;
        - $400,000 from the 2014 Parks and Recreation Enhancement Program, (capital detail sheet to be updated accordingly); approval of this project is contingent on this funding;
        - $271,000 from the previously approved Recreation and Leisure Facilities Capital Project;
        - $200,000 from the Municipal Accommodations 2014 Operating Budget;
        - Up to $200,000 from the Municipal Accommodations 2013 operating budget, originally sourced from the 2013 Mayor's Office Civic Initiatives, Promotional and Protocol account, and that a corresponding transfer to the 2013 Commitment Reserve be approved,

Report – Standing Policy Committee on Property and Development – June 10, 2014

DECISION MAKING HISTORY: (continued)

COUNCIL DECISION (continued):

- That the Province be requested to provide the balance of funding from the Winnipeg Community Infrastructure Program in conjunction with funding from private/not for profit groups. The funding request is based on a class D estimated budget of $2.8 million, as outlined in the Winnipeg Public Service Report considered by the Standing Policy Committee on Property and Development on June 11, 2013.
- That the Winnipeg Public Service be directed to start the required work to facilitate the reopening of the pool and to ensure the pool is safe for public use, estimated at $1,050,000 as noted in the above referenced report.

That the Winnipeg Public Service be requested to report back to the January 29, 2014 Council meeting with a progress report on the plan to reopen the Sherbrook Pool

ADMINISTRATIVE REPORT

Title: **Sherbrook Pool Repair Project Status Report**

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Erickson	Barry Thorgrimson	M. Ruta	D. Joshi A/CAO

RECOMMENDATIONS

1. That the status of the Sherbrook Pool Repair Project as contained in this report be received as information.

2. That Council receive the Recreational Needs Assessment for the Daniel McIntyre Ward (see Appendix A) as information.

3. That, following repair project design development, the Public Service revise cost estimates and scheduling requirements as warranted and report back to Council with project implications.

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

REASON FOR THE REPORT

On December 17, 2013, as part of its approval of the 2014 Preliminary Capital Budget and 2015 to 2019 Five Year Forecast, Council directed the Public Service to:

- Start the required work to facilitate the reopening of the pool and to ensure the pool is safe for public use; and
- Report back to the January 29, 2014 Council meeting with a progress report on the plan to reopen the Sherbrook Pool.

On January 29, 2014, and February 26, 2014, Council granted extensions of time for the Public Service to report back to Council with a progress report on the plan to reopen the Sherbrook Pool.

EXECUTIVE SUMMARY

Probe Research Inc. was awarded the contract to conduct the recreational needs assessment for the Daniel McIntyre Ward. The Executive Summary of the report entitled entitled *Recreational Needs Assessment for the Daniel McIntyre Ward* is attached as Appendix A.

A consultant was engaged to assess mechanical and electrical system requirements and the Municipal Accommodations (MA) Division has received the report. In addition, MA has issued an RFP for design services associated with repair and reopening of the Sherbrook Pool. As at the date of this report, the total estimated project cost inclusive of M&E system requirements is $3,730,000 as shown below:

Preliminary Project Budget:

Total Estimated (Pre-Tender Stage) Project Cost:

Base Building Systems:	
Structural	$1,474,000
Electrical	$846,000
Mechanical	$410,000
Tenant Improvements (Patron Amenities)	$400,000
Development Contingency	$600,000
Total Estimated Project Cost	**$3,730,000**

Total Estimated Project Funding:

City of Winnipeg	$1,530,000
Province of Manitoba	$1,200,000
Kinsmen Club of Winnipeg	$1,000,000
Total Estimated Project Funding	**$3,730,000**
Budget Funding Surplus/(Shortfall)	**$0**

Design services are estimated to require approximately five (5) months to complete. Repairs to the building systems and structure (including pool hall repairs to the tank and deck) are estimated to require approximately nine to twelve (9 - 12) months to complete. Should repairs to the building systems and structures not uncover additional repair or building code compliance requirements, the Sherbrook Pool would likely reopen in late 2015 or early 2016.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications associated with the recommendations of this report.

Sherbrook Pool will remain closed until late 2015 or early 2016 to permit repairs necessary to reopen the facility.

HISTORY

On November 29, 2012, an assessment of Sherbrook Pool was performed to inspect the steel roof columns in the pool hall. The inspection revealed significant corrosion evidence on 10 of 12 steel columns supporting the main roof structure above the pool hall. As a safety precaution, the facility was closed to the public and staff and has remained closed since that time.

On June 11, 2013, the Standing Policy Committee on Property and Development (SPC on P&D) concurred with the Public Service submitted report entitled *The Current State of Sherbrook Pool* which recommended the Public Service be directed to proceed with community consultations to perform an assessment of recreational needs in the Daniel McIntyre Ward.

A Request for Proposal (RFP NO. 571-2013) was issued with a closing date of September 30, 2013. Probe Research Inc. was awarded the contract to conduct the recreational needs assessment for the Daniel McIntyre Ward. The report, entitled *Recreational Needs Assessment for the Daniel McIntyre Ward* indicates the Sherbrook Pool is regarded as a unique and historic facility that provides much needed recreation service to the surrounding community but also caters to individuals from all areas of Winnipeg who use the pool for specific medical and cultural reasons.
Amongst the findings is that despite the closure of Sherbrook Pool in November 2012, swimming is one of the main indoor recreation activities that adults and children living in the ward participate in. For more details, please refer to the Executive Summary (including a link to the full report) in Appendix A.

Concurrent with performance of the recreational needs assessment, the Municipal Accommodations (MA) Division performed an assessment of previously estimated costs to reopen the Sherbrook Pool.
Cost estimates previously presented to SPC on P&D on June 11, 2013, were based on a general condition assessment for the base building and structure. Specifically, a prioritized list of general condition repair requirements as well as associated cost estimates was provided. Note a mechanical and electrical (M&E) systems assessment was not included in the general condition assessment as performance of such assessment was not plausible in a timely manner. A consultant was subsequently engaged, in accordance with the Materials Management Policy and Administrative Standard FM-002, to assess mechanical and electrical system requirements and MA has received the report. As at the date of this report, the total estimated project cost inclusive of M&E system requirements is $3,730,000.

Funding for the total estimated project cost has been identified inclusive of technical maintenance/ infrastructure renewal funding by the City of Winnipeg as well as a commitment in the amount of $1,200,000 by the Province of Manitoba. In addition, the Kinsmen Club of Winnipeg has committed amenity improvement funding in the amount of $1,000,000.

MA has issued a RFP for design services associated with repair and reopening of the Sherbrook Pool. The design services contract to be awarded will include all repair design requirements to reopen the facility as well as contract administration during repair construction as warranted. The design process will likely require approximately five (5) months to complete. Performance of design services will also permit obtaining greater assurance respecting cost estimates and scheduling requirements.

Repairs to the building systems and structure (including pool hall repairs to the tank and deck) are estimated to require approximately nine to twelve (9 - 12) months to complete. Should repairs to the building systems and structures not uncover additional repair or building code compliance requirements, the Sherbrook Pool would likely reopen in late 2015 or early 2016 (see tentative project schedule below).

Note that numerous Sherbrook Pool building systems are approaching or beyond their useful life. As such, the financial terms and conditions as may be contained in any proposal(s) received in response to bid opportunities for repair design and construction services could result in additional Capital Budget requirements prior to any project award.

Preliminary Project Schedule:

Project Work Step / Task:	Date(s) / Duration:
1. Design services RFP issued	May 15, 2014
2. Design and drawings completed	October 31, 2014
3. Construction project tendered and awarded	January, 2015
4. Construction (9-12 months duration)	September 2015, - December, 2015
5. Facility commissioning and reopening	November 2015 - February, 2016

Note: Work step/task commencement dates and duration schedule estimates assume no delays associated with contract negotiations, regulatory approvals, and resourcing assignments. Note completion dates are subject to numerous variables and associated volatility.

Preliminary Project Risk Factors:

The following represent project risk factors that could impact actual costs incurred and scheduling requirements associated with the Sherbrook Pool Repair Project:

1. Present undeterminable site conditions which may be exposed during design/permitting/construction that increase:

    A. The scope of repairs, and,
    B. Compliance with additional or not presently determined regulatory requirements.

FINANCIAL IMPACT

Financial Impact Statemer Date: May 20, 2014

Project Name:

Sherbrook Pool Repair Project Status Report

COMMENTS:

There is no financial impact for the recommendations being received as information. The Public Service will finalize and issue a RFP for professional design services associated with repair requirements for the Sherbrook Pool, which will be the subject of future administrative reports as warranted.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Community Services Department
Legal Services Department

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Municipal Accommodations
Prepared by:	Brent Piniuta, Project Engineer
Date:	May 30, 2014
File No.	MA2014-018

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APPENDIX A: RECREATIONAL NEEDS ASSESSMENT FOR THE DANIEL MCINTYRE WARD - EXECUTIVE SUMMARY

Recreational Needs Assessment for the Daniel McIntyre Ward

Prepared for

City of Winnipeg

December 30th, 2013

PROBE RESEARCH INC.
...for what you need to know.

For more information on this research project, please contact:

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Recreational Needs Assessment for the Daniel McIntyre Ward

EXECUTIVE SUMMARY

The Daniel McIntyre ward boasts many of the City of Winnipeg's most historic public recreation assets. Central Park, located between Cumberland and Ellice Avenues just north of the city's downtown, is among the city's four original public parks. Sherbrook Pool, built at the height of the Great Depression, was the first public swimming pool in the province. The former Orioles Community Centre, located at the corner of St. Matthew's Avenue and Burnell Street, was one of Winnipeg's first community centres. For decades, these amenities – and the many other parks, skating rinks and other recreation facilities that exist today in the Daniel McIntyre ward – have collectively provided important benefits not only to residents of these neighbourhoods, but also to citizens throughout Winnipeg. Together these amenities improve citizens' quality of life; promote health and wellness; and provide people of all ages and backgrounds with experiences that help them develop important social and physical skills.

Probe Research Inc. was commissioned to conduct an assessment of the recreational needs of the Daniel McIntyre ward, which encompasses eight neighbourhoods in Winnipeg's downtown and West End. This is a highly diverse and dynamic group of communities. The Daniel McIntyre ward includes well-off, stable neighbourhoods where individuals earn relatively high household incomes, as well as urban pockets where poverty is an all-too-present reality for the majority of citizens. It features a growing and significant proportion of both new Canadians and Aboriginal citizens. Moreover, the ward enjoys a highly-active and dynamic network of community organizations which work in partnership with one another and with government to provide much-needed recreation programs and services to citizens. The ward also features various City of Winnipeg owned and operated facilities geared towards recreation, including a new multi-use recreation facility; four community centres (as well as Magnus Eliason Recreation Centre); two full-sized pools and ten spray/splash pads; as well as several parks and playgrounds.

Indeed, in recent years there has been a significant amount of work done to rejuvenate and reimagine these important community spaces where recreation takes place in the Daniel McIntyre ward. This includes recent improvements made by the City of Winnipeg in Central Park and Jacob Penner Park; the development of a new multi-use facility at the Cindy Klassen Recreation Complex and the redevelopment of Valour Community Centre's Isaac Brock site. Although it is not a City of Winnipeg asset, the construction of the University of Winnipeg's UNITED Health and RecPlex is also an important development that is intended to provide community organizations with access to a brand-new multi-purpose recreation facility.

Yet for all of the human and physical recreation assets that have benefitted citizens in the Daniel McIntyre ward for many years, there is a pressing sense among many citizens that these

historic facilities and services are in peril. In 2007, the Winnipeg Roller Rink was demolished as part of the University of Winnipeg's campus expansion. In 2011, the West End Senior Centre was closed and its programs consolidated mainly at a community centre located at the extreme western edge of the ward. And in November 2012, the Sherbrook Pool was closed for an indefinite period because this facility was no longer considered safe for the public to use.

This latter issue, more than anything else, set the tone for this discussion about recreation needs in the Daniel McIntyre ward. Much of the dialogue remained fixed on the future of the Sherbrook Pool. This is not surprising, given that there is a great deal of passionate support among former users of Sherbrook Pool – as well as a broad range of citizens living both within and outside the ward – who want the City to re-open this facility as soon as possible. The Sherbrook Pool is regarded as a unique and historic facility that provides a much-needed recreation service to the surrounding community, but also caters to individuals from all areas of Winnipeg who use the pool for specific medical and cultural reasons. Those who wish to see the pool re-open do not envision something grander taking its place; they simply wish to see a facility that is improved to the minimum standard and slightly enhanced to include both improved amenities for its existing users as well as complementary features (such as a multi-purpose room).

The activism of community organizations and pool users ensured that the present and future of Sherbrook Pool remained the chief topic of discussion during these consultations. Even though it was widely acknowledged by many stakeholder groups and citizens (including many that did not have a direct link to the pool) that Sherbrook Pool is an important recreation asset that should be re-opened as soon as possible, the focus of this report is to look at the broader recreational needs of the Daniel McIntyre community. This report finds that generally, citizens are satisfied with the recreation programs and facilities offered in the ward. There are concerns that certain segments of the population (such as those from low-income households, seniors, children and youth considered to be "at risk", new Canadians and Aboriginal citizens) require additional attention to ensure that they can take part in appropriate, affordable and accessible recreation programs and services. This is perceived by some as especially challenging without investments in new facilities, in addition to a renovated and re-opened Sherbrook Pool. Needed facilities include a possible senior's drop-in centre, additional gymnasium space, an outdoor field with artificial turf and an indoor multi-purpose recreation facility. There is also a perceived need for adequate and professional programming at existing and future facilities to ensure potential users gain the greatest benefit from these recreation experiences.

For this to happen, however, it is apparent that the City of Winnipeg will have to continue the dialogue that has been initiated by this needs assessment process with community organizations and citizens. Given the history of Sherbrook Pool in particular, there is a palpable sense of mistrust among many residents when it comes to the City's intentions for recreation facilities. Regardless of whether or not this cynicism is justified, it is nonetheless important for the City to build closer relationships with community organizations about how these facilities are operated and enhanced, as well as how programming is offered. There is a strong desire

among many of these community organizations and citizens for the City to establish collaborative partnerships based on the principles of shared governance and mutual accountability. These ideas should be explored in greater detail as the City examines these recreational needs for the Daniel McIntyre ward.

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Full Report - PDF File Attached



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