LAND DEDICATION RESERVE FUND APPLICATION

APPLICANT INFORMATION

Name of Organization:	Transcona Memorial United Church				
Mailing Address:	209 Yale Avenue West, Winnipeg			Postal Code:	R2C 1T9
Phone:	204-222-1331	Fax No.:		E-mail address:	tmuc@shaw.ca
Name(s) of designated representatives to be contacted about this application:	Name:	Carol Fletcher		Phone (daytime):	204-229-0654
	Position:	Team Minister		Phone (evening):	204-224-2979
	Name:	Audrey Lumsden		Phone (daytime):	204-799-4997
	Position:	Council Chair		Phone (evening):	

How long has the organization been in operation? 64+ years

Select Community Committee Area where project is located:

Assiniboia ☐ City Centre ☐ Riel ☐

East Kildonan-Transcona XX Lord Selkirk-West Kildonan ☐

PROJECT INFORMATION

Name of Project: Community Extension Building Renovation

Location of Project: 209 Yale Avenue West

Project is located on City of Winnipeg owned lands? YES ☐ NO XX

Project Start Date: 2015 Anticipated Completion Date: 2017

Total Estimated Project Cost: $ 1,945,000.00

Land Dedication Reserve Fund Requested Amount: $ $20,000.00

LIST OTHER PROJECT FUNDING SOURCES		AMOUNT	CONFIRMED	
Source #1	Province of Manitoba, Gov't of Canada	$ 338,336.00	YES XX	NO ☐
Source #2	Winnipeg Community Incentive Grant	$ 104,000.00	YES XX	NO ☐
Source #3	Congregational Givings	$ 735,000.00	YES XX	NO ☐
Source #4	Corporate donations and other grants	$ 292,664.00	YES XX	NO ☐
Source #5	Loan at Casera Credit Union	$ 475,000.00	YES XX	NO ☐

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.

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
	Ken Wilkie	Trustee	May 17, 2017
	Jim Lewis	Trustee	May 17, 2017

Submit completed application to:

Urban Design Division
c/o Helen Fabbri ph: 204-986-6419, fax: 204-986-7524
Planning, Property and Development Department
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: hfabbri@winnipeg.ca

Transcona Memorial United Church

209 Yale Avenue West, Winnipeg, MB R2C 1T9
Phone 204-222-1331
Email: tmuc@shaw.ca Web: www.tmuc.ca Twitter: @tmucWpg

16 May 2017

Helen Fabbri, Program Officer
Projects and Community Initiatives
15-30 Fort Street
Winnipeg, Manitoba R3C 4X5

Dear Ms Fabbri:

Re: Land Dedication Reserve Fund Application

We are applying (enclosed) for a one-time special funding of $20,000 from the Land Dedication Reserve Fund of the City of Winnipeg. The application is for the accessibility renovation project of the Community Extension (CE) building at 209 Yale Avenue West in Winnipeg (Transcona Ward). While we recognize that this funding request does not strictly meet the Council criteria, we are requesting that the application be forwarded to the Executive Policy Committee and Council for approval and waiving of criteria.

We believe this application warrants the waiving of criteria for several important reasons: the project directly benefits the community generally; the project directly supports and impacts positively thousands of Winnipeggers each year; the full funding for a community endeavor would otherwise be borne through a congregational loan, serviced by much smaller group than the space serves; and finally, this grant would help to offset increased costs incurred through the permitting process, strictly interpreted code requirements and delays that arose once construction had commenced.

The enclosed application provides details; however, in summary:

- **Benefit to the community:** Benefits to the community include increased capacity and the support of a healthy, inter-connected community within a sustainable infrastructure. You will see by the list of users of the CE program space that the community has been actively involved in this building for a long time. The congregation of TMUC supports its maintenance, and has undertaken this large financial investment, because supporting the community is exactly what we value.

The space provides a home to groups both on an ongoing basis (such as the Food Bank, the Transcona Council for Seniors Meal Program, and Girl Guides) as well as for occasional use (such as community bands, meetings and the like). They join us in this request. We can provide letters of their support if needed.

- **Impact:** The impact of this project for the Transcona community is far-reaching. The renovation was undertaken following user and community consultations; the changes have directly responded to the needs identified in these consultations. The impact of the project is profound:

    - Accessibility is widely enhanced: spaces that were previously usable only through narrow hallways and twisted stairs are now open and safe.
    - Volunteer opportunities and participation in programs are widened: ramps, a new elevator and barrier-free washrooms now enable those with physical disabilities (or managing strollers or food bank carts) to participate fully.
    - New opportunities for community projects and programs are available. The renovation has added a large bright, climate-controlled multi-purpose room, accessible by a proper elevator!

- **The value of support:** Funding support from the City of Winnipeg, through the Land Dedication Reserve Fund, would make a tremendous difference for those who are working to make the project an effective and open community space. Thousands of people in the community directly and freely benefit from this renovation project; support through this Fund will help alleviate the financial burden on those few whose great vision has brought this to reality!

- **Offsetting increased costs**: Finally, this grant would help to offset increased costs incurred through the permit process, code requirements and delays that arose once construction had commenced. As in any renovation project, a number of increased costs were incurred during construction. We recognize that contingencies are part of any such renovation (and budgeted for them according to prudent practices). Moreover, we also followed advice and direction from architects, designers, contractors and City Planning officers (including Lynn Payette, now retired) in budgeting and during construction. Several major components of budget increases stemmed from City of Winnipeg code requirements and inspection interpretations that exceeded contingencies, even as estimated by experienced professionals. These included requirements for fire alarms throughout both old and new buildings; additional railings and fire ratings of existing staircases; new requirements by City inspectors for costly amendments (e.g. relocation of sump pits, and automated door openers) to plans that had been previously approved by the City of Winnipeg. While we recognize the importance of building codes; that inspectors have authority to interpret codes; and that everyone's intent was for the best safety and functioning of the new spaces, we experienced significant additional costs directly related to these civic requirements. Estimates of these increased costs have ranged (wildly) from a low of $20,000 to as much as $100,000, depending upon which professional is

assessing the costs! A one-time, extraordinary grant of $20,000 from the Land Dedication Reserve Fund would make a significant difference for space that is openly dedicated to community recreation and use.

We hope you will give this application your consideration. The project has gratefully received support from many private donors, community groups as well as City, Province of Manitoba and the Government of Canada in recognition of its value to the community. At the same time, we have borne significant cost increases to ensure that the renovation and its adjacent spaces satisfy all civic code, fire and safety requirements. This funding will help to mitigate a large investment.

The application is enclosed. We hope that The Executive Policy Committee and Council will approve this request and waive the criteria in this worthy project.

Should you require any additional documentation or information, please contact me.

Kind regards,

Carol Fletcher

Carol Fletcher

Audrey Lumsden

Audrey Lumsden

Cc Russ Wyatt, Councillor, Transcona Ward

Addition and Interior Renovations to Transcona United Church

Project No.: 9034

Date: February 20, 2015

Updated: October 28, 2015

ALLAN COPPINGER. ARCHITECT

Heather Sarna & Associates

		comments	Construction Budget October 28, 2015
Construction			
Pre-construction phase			4,500.00
Contruction Contract			1,207,514.74
SUB-TOTAL CONSTRUCTION			**1,212,014.74**
Change Orders			
Change Order 2 - Asbestos Removal			39,568.21
Change Order 3 - New Sewer and Water line locations			7,239.76
SUB-TOTAL CHANGE ORDERS (does not include consultant fees at this time)			**46,807.97**
Fees Not Carried by the Contractor			
Elevator Cost			108,557.16
Professional Fees: Architectural & Engineering	11.5%		154,805.77
Estimate for New Service for Hydro			9,000.00
Contigency to be carreid by TMUC Orginal contigency to be $122,376.10 Contingency for unknowns: Underground services/streets/etc.	10%	Remaining Contingency	75,568.13
Project Management			
SUB-TOTAL Fees not carries by the contractor		GST/HST not included	**347,931.06**

Estimates for hoarding and heating			
Heating for the elevator shaft			25,000.00
Heating for the concrete			40,000.00
SUB-TOTAL Fees not carries by the contractor		GST/HST not included	**65,000.00**

TOTAL			**1,671,753.77**
GST (5%)			83,587.69

Parkwest Projects Ltd.

www.parkwestprojects.ca

Inv No. J008408
Inv Date Feb 28/17

TRANSCONA MEMORIAL UNITED CHURCH
C/O HEATHER SARNIA & ASSOCIATE
SUITE 301-570 PORTAGE AVE
WINNIPEG, MB R3C 0G4

<SHIP TO>

209 YALE AVENUE

Terms Net 30

Sls Cat / Slsm MISC/HSE

Job Number 15178
TRANSCONA CHURCH -209 YALE

Our GST/BN No. 897550026

Attn: TOM TOMCHYSHYN

Description	Amount
PROGRESS APPLICATION NO. 17	
CONTRACT:	1,207,514.74
EXTRAS:	314,996.69
TOTAL REVISED CONTRACT:	1,522,511.43
CONTRACT COMPLETED TO DATE:	1,205,209.74
EXTRAS COMPLETED TO DATE:	314,996.69
COMPLETED TO DATE SUB-TOTAL	1,520,206.43
LESS PREVIOUS BILLINGS:	1,456,107.88
GROSS INVOICE AMOUNT	64,098.55

(BALANCE TO INVOICE: 2,305.00)

APPLICABLE PST ON ALL MATERIAL COSTS HAS BEEN PAID TO SUPPLIERS AND SUB TRADES AND IS INCLUDED IN YOUR PRICE

Subtotal	64,098.55
GST	3,204.93
Total	67,303.48

Box 52 Group 525 R.R.5 1077 Oxford Street West Winnipeg, MB R2C 2Z2 Ph: 204.654.9314 Fax: 204.654.9315