Project Description- Construction of Maintenance Shop

PROJECT PURPOSE

To replace the existing 45 year old storage shed into a new Maintenance Shop.

This request is for the construction of a 30 ft. x 90 ft. Maintenance Shop attached to south end of the Arenas.

The facility is utilized by many user groups each year and contributes greatly to the well being of the centre and assist Gateway Recreation Centre Inc. in meeting its goals.

HISTORY

The Gateway Recreation Centre has been in existence for over 45 years. Over the years each new executive with the assistance of the community has worked very hard to ensure that the long term goals and objectives of the community have been met.

The club has grown from a single outdoor rink to a multi purpose facility, housing two indoor arenas, an indoor soccer complex, banquet hall, playground, outdoor soccer pitches and ball diamonds.

Gateway Recreation Centre operates as a non profit organization year round. This is done with the support of over 45,000 volunteer hours, 10 full time staff and 12 part time staff. Gateway Recreation Centre Inc. not only serves approximately 15,000 constituents but is also the home of many user groups from all over Manitoba. Gateway has become the model for all other community clubs to follow.

FACILITY/ COMMUNITY NEEDS

The centre operates year round, 12 months per year, 6 am to 1 am daily with only a few general holidays being closed. It serves not only the River East Area but the entire City of Winnipeg and the Province of Manitoba. For the past 17 years we have hosted numerous events ranging from Community Club Hockey, AAA level tournaments and Hockey/ Ringette schools. We are the home of Gateway Ringette and Hockey teams, River East Minor Hockey Teams, AAA Hockey and the Winnipeg Thrashers, High School Hockey, Winnipeg Youth Soccer Association, Gateway Mini and Micro Soccer Program, Adult Soccer, Community Club Baseball and Softball as well as being one of the most sought out facility in Winnipeg for hockey/ringette tournaments, playoffs and hockey schools. Our Community Club

membership is 1100 and includes Hockey, Ringette, Baseball, Softball, Basketball, Indoor and Outdoor Soccer (Youth and Adults). A total 7962 hours were rented or used by our community in our arenas (6136) and Indoor Soccer Pitch (1824) for 2014.

MAINTENANCE SHOP

The existing Storage shed is over 45 years old. It is in dire need of replacement as it in a position to crumble to piece any time soon and may not last the winter. In order to replace the Storage Shed, plans need to be developed for the construction of the Maintenance Shop that will meet the needs of the facility. Our goal is to start construction in April 1, 2016 and finish by August 31, 2016.

At this time we store equipment all over the place. Tractors need to be brought outside daily as it is stored in our Zamboni Room and there is no other place to store the tractor. Our 2nd Zamboni, Riding Lawnmowers (2) snow blowing equipment as well as our Baseball and Softball Equipment are stored in the existing storage shed.

As part of our Maintenance Shed we are looking at having enough storage for all heavy equipment, sports equipment as well as an area to perform work inside. This will go a long way in meeting the needs of the facility and the community and being able to upkeep our equipment thus increasing the lifespan of all equipment.

Accutech Engineering Inc. has developed plans for the Maintenance Shop (see attached) and is managing the project for us. Accutech Engineering Inc. is very familiar with Gateway Recreation Centre Inc. as they were the firm that developed and managed the construction of the Indoor Soccer Complex, the dehumidification upgrades in the arenas, the construction of Offices, the replacement of a new roof over the arenas and more recently upgrades to our new boiler system.

The City of Winnipeg Public Works Department has been made aware of the project. Mr. Bruce Kazun, Supervisor of Community Services Maintenance has been made aware of our plans to construct the Maintenance Shop.

FUTURE PROJECTS

Once we complete the construction of the Maintenance Shop we will be looking at moving the outdoor rink to a different location and build a turnaround in our parking lot for all patrons to be able to facilitate and provide a safer area for pick up and drop off of children and equipment as well as develop new signs (digital/computerize) to better advertise the centre's programs.

ESTIMATED COST/PROJECT REVENUE

Cost:

Construction	**$ 790,872.00**
GST	**$ 39,543.60**
Total Cost	**$830,415.60**

Two Class A estimate has been obtained for the purpose of the grant applications, one by Postma Quantity Surveying and one by Hanscomb. (see attached Class A estimates). We are using Postma Quantity Surveying as our choice in estimates. It is our understanding that Postma Quantity Surveying as a very good reputation in the industry and usually comes very close to the tenders. Any shortfall will be covered thru Loan Guarantee and/or Capital Reserves.

Formal Tenders with minimum of 3 quotes will be sent out shortly.

Revenue:

Canada 150 Community Infrastructure Program(see attached letter)	**$355,616.00**
Gateway Recreation Centre Inc.-from Capital Reserves	**$125,000.00**
CIGP	**$140,000.00**
Total	**$620,616.00**

The remainder will come from an application for a Loan Guarantee to the City of Winnipeg in the amount of $500,000 to cover any needed funds required to ensure completion of the project and for Interim financing. We will require a Loan Guarantee from the City of Winnipeg for the sum of $500,000.00, with approximately $225,000.00 need to cover the remainder of the project and approximately $275,000.00 to cover the interim financing.

Please see attached 2014 Gateway Recreation Centre Financial Statements, August 2015 Financial Statements and Bank Statements as well as a copy of the Cambrian Credit Union letter in support of our application for a Loan Guarantee and request sent to Mrs. Karen Beck at Community Services to apply for Loan Guarantee.

BOARD APPROVAL

Please see attached Letter from President, Tammy Harper approving application for a CIGP grant for construction of the Maintenance Shop.

Please see attached Board of Directors Minutes approving Project Description, Gateway Recreation Centre Contribution, City of Winnipeg CIGP application and Financial Statements.

FINANCIAL IMPACT

Presently Gateway Recreation Centre's Arena's generate over $1,000,000.00 in direct revenue each year and another $600,000 indirectly thru canteen revenues, bill board advertising and sports registrations. The revenue is used to offset some of operating cost in the remainder of the facility including salaries, operating expenses and monthly mortgage payments. Our overall facility budget is 1.6 million dollars each year.

SUMMARY

Gateway Recreation Centre needs to replace the Storage Shed as soon as it is possible. We cannot wait much longer to pursue this project. There is a very good chance that we will not have any place to store equipment in the near future. We are hoping that you will be able to assist us in getting the project started.