Agenda – Executive Policy Committee – September 21, 2023

Report – Standing Policy Committee on Property and Development – September 18, 2023

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 1 Establishment of a St. Boniface Museum Exterior Envelope Restoration (Phase One) Capital Project Budget (St. Boniface Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 18, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That a new 2023 capital project budget entitled "St. Boniface Museum Exterior Envelope Restoration (Phase One)" in the amount of $562,000, funded by $13,000 from the Gail Parvin Hammerquist Fund and $549,000 contributed by St. Boniface Museum, be established.

2. That subject to the approval of Recommendation 1, funding from the St. Boniface Museum be provided in two tranches as follows:

   A. An initial contribution of $254,000; and

   B. An additional $295,000 upon receipt by St. Boniface Museum of currently secured grant funds.

3. That all overheads, including short-term financing charges on interim-financing, corporate administration fees, and Municipal Accommodations administrative fees, be waived for this project.

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

Agenda – Executive Policy Committee – September 21, 2023

Report – Standing Policy Committee on Property and Development – September 18, 2023

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 18, 2023, 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.

ADMINISTRATIVE REPORT

Title: Establishment of a St. Boniface Museum Exterior Envelope Restoration (Phase One) Capital Project Budget

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Erickson	G. Patton	B. D'Avignon (Acting)	M. Jack

EXECUTIVE SUMMARY

The establishment of a Capital Project Budget for the St. Boniface Museum ("the Museum") Exterior Envelope Restoration (Phase One) will enable the integration of funds received from the Museum, Granting Agencies, and City funds into one Project Budget in which all financial transactions will be recorded.

The new 2023 capital project budget in the amount of $562,000 will be funded by the Museum ($549,000) and the City of Winnipeg ($13,000 from the Gail Parvin Hammerquist Fund). The museum will make an up-front contribution of $254,000 with the balance of $295,000 being interim-financed by the City of Winnipeg. Upon completion of Phase One, submission of required claims by the Museum in accordance with secured grant criteria and receipt of funds, the Museum will remit payment to the City to provide the remainder of their share of the financing for the project.

RECOMMENDATIONS

1. That a new 2023 capital project budget entitled "St. Boniface Museum Exterior Envelope Restoration (Phase One)" in the amount of $562,000, funded by $13,000 from the Gail Parvin Hammerquist Fund and $549,000 contributed by St. Boniface Museum, be established.

2. That, subject to the approval of Recommendation 1, funding from the St. Boniface Museum be provided in two tranches as follows:

    A. An initial contribution of $254,000; and

    B. An additional $295,000 upon receipt by St. Boniface Museum of currently secured grant funds.

3. That all overheads, including short-term financing charges on interim-financing, corporate administration fees, and Municipal Accommodations administrative fees, be waived for this project.

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

Council approval is required to establish Capital Project and/or Program Budgets.

IMPLICATIONS OF THE RECOMMENDATIONS

If approved, a new 2023 capital project budget entitled “St. Boniface Museum Exterior Envelope Restoration (Phase One)” in the amount of $562,000 will be established funded by the Museum ($549,000) and the City of Winnipeg ($13,000 from the Gail Parvin Hammerquist Fund). The Museum’s contribution will be comprised of an initial payment of $254,000 and the balance of $295,000 will be interim-financed by the City of Winnipeg. Upon completion of Phase One, submission of required claims by the Museum in accordance with secured grants criteria and receipt of funds, the Museum will remit payment to the City to provide final financing of the project.

In the unlikely event that any of the secured grant funding of $295,000 fails to materialize, the City of Winnipeg as lessee would be responsible for financing any shortfall. This would be accomplished through reprioritizing existing, Council-approved Municipal Accommodations Fund capital; specifically, the Health/Life Safety/Emergency Systems Refurbishment/City-wide Accessibility capital program.

HISTORY/DISCUSSION

The St. Boniface Museum was originally constructed as the Grey Nun’s Convent from 1846-1851. It holds heritage designations at the national, provincial, and municipal levels due to its significance as the first mission house of its kind in the west, the oldest Convent in use on the Prairies, and an outstanding example of early Red River frame construction. In 1963, the City of St. Boniface entered into a 99-year lease of the site with Les Soeurs de la Charite de L’hopital Generale de Saint Boniface with the Agreement identifying the Lessee responsible to operate, maintain and protect the building in its rehabilitated state. The last major restoration work to the exterior was undertaken in the 1990s.

In early 2023, the St. Boniface Museum reached out to the Public Service regarding repair/restoration work on the exterior of the 172-year old structure. The roof is leaking in numerous locations, and window frames and sills are deteriorating on all levels, in the dormers and in the chapel. Given the urgency of the roof leakage, the Public Service and the Museum agreed to split the project into two phases, and undertake Phase One in the fall of 2023. This scope will include repair and restoration of the cedar shingle roof and replacement of windows on the main floor of the building (approximately $488,000 in total). The project costs also include a 15 percent contingency as well as permit requirements. The Public Service will provide an in-kind contribution for project management oversight.

The Department has been notified by representatives of the St. Boniface Museum of the following anticipated costs:

Roof Repairs	$256,984
Repair of Main Floor windows	$229,824
Permit allocation	$ 1,500
Contingency (15% - rounded)	$ 73,692
Total Phase One estimated project cost	$562,000 (GST Inclusive)

These estimated costs were obtained in the spring of 2023 from contractors and are considered to represent Class 2 cost estimates.

To date, the Museum has secured grants in the amount of $308,000 for the Phase One work, including $13,000 from the City of Winnipeg Gail Parvin Hammerquist Fund and an aggregate of $295,000 from the Government of Canada's National Cost Sharing Program, the Province of Manitoba's Heritage Resources Conservation Grant (Capital and Planning) and the Thomas Sill Foundation.

In the unlikely event that any of the secured grant funding of $295,000 fails to materialize, the City of Winnipeg as lessee would be responsible for financing any shortfall. This would be accomplished through reprioritizing existing, Council-approved Municipal Accommodations Fund capital; specifically, the Health/Life Safety/Emergency Systems Refurbishment/City-wide Accessibility capital program.

FINANCIAL IMPACT

Financial Impact Statement

Date: July 21, 2023

Project Name:

First Year of Program **2023**

Establishment of a St. Boniface Museum Exterior Envelope Restoration (Phase One) Capital Project Budget

	2023	2024	2025	2026	2027
Capital					
Capital Expenditures Required	$ 562,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ 562,000	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	13,000	-	-	-	-
Other - (St. Boniface Museum)	549,000	-	-	-	-
Total Funding	$ 562,000	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ 562,000				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of up to $562,000 for roof and window repairs. The funding sources for this capital project budget consist of $13,000 from the Gail Parvin Hammerquist Fund (held within the Heritage Investment Reserve) and $549,000 in contributions from the St. Boniface Museum. It is recommended that short-term financing charges and corporate and Municipal Accommodations admin fees be waived for this project, which is why there are no current expenditures/revenues associated with this capital project.

Mike McGinn July 21, 2023

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

St. Boniface Museum

OURWINNIPEG POLICY ALIGNMENT

Goal: Social Equity

Objective 3: Build social cohesion through community development solutions, coordinated, effective partnerships, and responsive service delivery.

Policy 5.9: Heritage Conservation
Provide opportunities for heritage education, truth-telling, and reconciliation, through the commemoration, conservation, and stewardship of both tangible and intangible heritage resources, including Indigenous land-based practices and artifacts, public names, places, and art, museum artifacts, and archived information.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan Alignment and it was determined that this is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 6: All City Services are Equitable, Inclusive and Accessible
10-year objectives:

a. Residents have equitable access to City services, in particular demographic groups who experience marginalization
c. Use of City's tools and resources are maximized to reduce systemic inequities.

SUBMITTED BY

Department: Assets and Project Management
Division: Municipal Accommodations
Prepared by: Jennifer Hansell, Superintendent of Planning & Portfolio Management
Date: July 21, 2023
File No: MA2023-089

Attachments: Capital Detail Sheet
Grant Confirmation Letters