

## **Agenda – Standing Policy Committee on Property and Development – December 4, 2025**

### **BUDGET REVIEW**

#### **Item No. 3                      City Archives Building Redevelopment – 380 William Avenue**

##### **COUNCIL DECISION:**

On July 17, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1.        That an amended project budget for the City Archives Building Redevelopment of \$22,765,000 be approved and that the associated incremental project cost of \$3,491,000 be funded by external debt as indicated in the capital detail sheet attached as Appendix A to this report.
2.        That new capital external borrowing authority of \$3,491,000 be approved and a borrowing by-law be enacted in accordance with Section 294 of the City of Winnipeg Charter.
3.        That, subject to approval of Recommendation 2, the annual debt and finance charges of \$254,000 (prorated to \$155,000 in 2026) be referred to the 2026 budget process.

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### **DECISION MAKING HISTORY:**

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2. That new capital external borrowing authority of \$3,491,000 be approved and a borrowing by-law be enacted in accordance with Section 294 of the City of Winnipeg Charter.
3. That, subject to approval of Recommendation 2, the annual debt and finance charges of \$254,000 (prorated to \$155,000 in 2026) be referred to the 2026 budget process.
4. That the City award, enter into, execute and deliver a contract for the City Archives Building Redevelopment to Bockstael Construction Ltd., the lowest responsive bidder meeting the requirements of Tender No. 788-2024B, in the amount of \$17,381,800.00 MRST included, GST extra (the “Agreement”) and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).
5. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Agreement required and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
6. That the Chief Administrative Officer be delegated the authority to approve over-expenditures for the City Archives Building Redevelopment project awarded pursuant to this report to the maximum amount of \$3,106,000 (18 percent) provided monies are available within the applicable capital budget, as approved by Council.
7. That the City Solicitor and Director of Legal Services be instructed to prepare a by-law in accordance with this report and bring same directly to Council for enactment.
8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.