



LAND DEDICATION RESERVE FUND APPLICATION

APPLICANT INFORMATION			
Name of Organization: Gas Station Arts Centre			
Mailing Address:	445 River Ave. Wpg, MB	Postal Code:	R3L 0C3
Phone:	Fax No.:	E-mail address:	
Name(s) of designated representatives to be contacted about this application:	Name:	Nick Kowalechuk	Phone (daytime):
	Position:	Executive Director	Phone (evening):
	Name:		Phone (daytime):
	Position:		Phone (evening):
How long has the organization been in operation?		43 years	
Select Community Committee Area where project is located:	Assiniboia ☐	City Centre ☐	Riel ☐
	East Kildonan-Transcona ☐		Lord Selkirk-West Kildonan ☐

PROJECT INFORMATION			
Name of Project:	GSAC Redevelopment - lobby, courtyard & equipment		
Location of Project:	445 River Ave. Winnipeg, MB		
Project is located on City of Winnipeg owned lands?	YES ☐	NO ☒	
Project Start Date:	Sept 2025	Anticipated Completion Date:	Sept 2026
Total Estimated Project Cost: \$ 1,512,000.-			
Land Dedication Reserve Fund Requested Amount: \$			
LIST OTHER PROJECT FUNDING SOURCES	AMOUNT	CONFIRMED	
Source #1 Debra Gray	\$ 500,000.-	YES ☒	NO ☐
Source #2 Cultural Spaces	\$ 600,000.-	YES ☒	NO ☐
Source #3 Province of MB - Arts Branch	\$ 200,000.-	YES ☒	NO ☐
Source #4 Gail Asper	\$ 50,000.-	YES ☒	NO ☐
Source #5	\$	YES ☐	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.

	Mykola (Nick) Kowalewski	Executive Director	Apr. 16/26
SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE

SIGNATURE

NAME PRINTED

TITLE/POSITION

DATE

Submit completed application to:

Land Dedication Reserve Fund Program
Planning, Property and Development Department
Urban Design Division
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: PPD-LDR@winnipeg.ca

Minister of Canadian Identity and Culture
and Minister responsible for Official Languages



Ministre de l'Identité et de la Culture canadiennes
et ministre responsable des Langues officielles

Gatineau, Canada K1A 0M5

Mykola Kowalchuk
Executive Director
Gas Station Arts Centre Inc.
445 River Avenue
Winnipeg, Manitoba
R3L 0C3

November 14, 2025

Title: Gas Station Arts Centre Facility Renewal: Enhancing Accessibility, Safety,
and Sustainability

Dear Mykola Kowalchuk:

It is my pleasure to inform you that your application for funding has been
approved.

A contribution in the amount of \$600,000 will be awarded to help your
organization carry out its activities, under the Canada Cultural Spaces Fund
Program. This funding will be allocated over one government fiscal year 2025-
2026 and will be subject to certain terms and conditions, the appropriation of
funds by Parliament, and the budget levels of the Program.

One of our program representatives may contact you in the near future to review
the terms and conditions and answer any questions you may have related to this
funding.

In closing, I would like to take this opportunity to wish you and the members of
your organization the greatest success in your endeavours.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven Guilbeault'.

The Honourable Steven Guilbeault, P.C., M.P.

Canada



Minister of Sport, Culture, Heritage and Tourism

Legislative Building, Winnipeg, Manitoba R3C 0V8 CANADA

January 5, 2026

Nick Kowalchuk
Executive Director
Gas Station Arts Centre
445 River Avenue
Winnipeg MB R3L 0C3

Dear Nick Kowalchuk:

I am pleased to advise that a grant in the amount of \$200,000.00 has been awarded in support of the Gas Station Arts Centre. This funding is provided as part of your renovation and revitalization capital improvement plans. The amount will be forwarded in the near future.

Staff will contact you regarding reporting requirements shortly. In the meantime, if you have any questions about your grant, Perry Grosshans, Policy and Program Analyst at Strategic Policy Branch, can be reached at Perry.Grosshans@gov.mb.ca.

I want to recognize the board and staff of the Gas Station Arts Centre for their work in supporting theatre projects and a variety of multi-disciplinary artistic development in the Osborne Village area. Your organization's own important and vital programming, as well as its support for the programming of numerous emerging artists and arts organizations is to be commended.

Please accept my best wishes for the completion of your renovation capital project.

Sincerely,

A handwritten signature in cursive script that reads 'Nellie Kennedy'.

Honourable Nellie Kennedy
Minister of Sport, Culture, Heritage and Tourism

c: The Honourable Wab Kinew, MLA Fort Rouge
Jeff Hnatiuk, Deputy Minister

Improvements to Upgrade GSAC Facility
item

Revised Feb 23, 2026

**Full
cost \$ paid to date Final amt.
to be paid holdback
by Mar 31**

Fall 2025 - Spring 2026 Upgrades

Spring 26	LED lobby lights in extended area	\$7,000	\$7,000	\$0	\$0
Purchased	New LED projector	\$15,000	\$15,000	\$0	\$0
Spring 26	Outdoor monitoring camera's and doorway camera & opening mechanism	\$10,000	\$10,000	\$0	\$0
Spring 26	Lobby expansion cost for demolition, hvac, electrical, CRU wall, opening through our lobby	\$50,000	\$20,000	\$30,000	\$0
Spring 26	Commercial Rental Unit construction cost to be ready for rental	\$50,000		\$50,000	\$0
Fall 25 to					
Summer 26	courtyard completion	\$410,000	\$125,000	\$250,000	\$25,000
Spring 26	roof repairs, concrete repaired and metal flashing installed	\$32,000	\$0	\$25,000	\$7,000
Spring 26	New H2O tankless Hot Water system & lobby Furnace	\$40,000	\$0	\$35,000	\$5,000
Spring 26	architectual drawings for lobby and washroom changes	\$65,000	\$12,000	\$50,000	\$3,000
		\$679,000	\$189,000	\$440,000	\$40,000

Spring / Summer 2026 Upgrades

		item	Full cost	\$ paid	Final amt. to be paid	holdback
Revised Feb 23, 2026						
Jul-26		lobby demolition	\$50,000			
Jul-26		Interior fit-up including universal and accessible washrooms	\$320,000			
Jul-26		Exterior Masonry, Grade Beam sitework and vertical work	\$25,000			
Jul-26		South Glazing Windows & Doors	\$60,000			
Jul-26		Mechanical	\$70,000			
Jul-26		Electrical	\$40,000			
Jul-26		Siding	\$15,000			
Jul-26		Carpentry & Cabinets	\$50,000			
Jul-26		Drywall, Acoustics, Flooring and painting	\$100,000			
Jul-26		Washroom fixtures	\$20,000			
Jul-26		Testing & Inspections	\$15,000			
Jul-26		donor Wall recognition	\$10,000			
Jul-26		MMP Architecture & General Contractor fees	\$18,000			
Jul-26		5% Escalation and 15% Contingency	\$40,000			
			\$833,000			
2025/2026 Subtotal:			\$1,512,000			

Future planned Upgrades (pg 2)

		item	Full cost		
Revised Jan 30, 2026					
		Theatre			
Jul-28		Theatrical Light instruments to LED technology	\$355,000		
Jul-28		Dimmers replaced/lighting plugs/relays added by electrician	\$55,000		
Jul-28		5% Escalation and 15% Contingency	\$75,000		
Section Total:			\$485,000		
Total:			\$1,997,000		



Neil & Nick's Inc.

13 Dogwood drive | Oakbank, Manitoba R5N-0P1
(204)899-6345 | neilandnicks@gmail.com | neilandnicks.com

RECIPIENT:

Nick Kowalchuk

445 River Avenue
Winnipeg, Manitoba R3L 0C3

Quote #11005

Sent on Oct 02, 2025

Total \$409,923.68

Product/Service	Description	Qty.	Unit Price	Total
Plantings - no commercial warranty	7 - Scots Pine (Wire Basket, B&B) 7 trees x \$1,250 = \$8,750 6 - Gladiator Spire Tree (15-20 gal pot) 6 trees x \$650 = \$3,900 19 - Double Flowering Plum (5 gal) 7 - Tiger Eyes Sumac (5 gal) 21 - Annabelle Hydrangea (5 gal) 10 - Pinky Wink Hydrangea (5 gal) 57 shrubs x \$135 = \$7,695	1	\$20,345.00	\$20,345.00
Black Granite Pad	- remove existing paving stone, haul off site - install 2" thick packed 3/4" down limestone and finish pack - finish with 2" of 1/4" down black granite and finish pack	2625	\$15.50	\$40,687.50
Timber Arches	*** as per site plan *** - 8x8 rough sawn Douglass Fir (hardware & mounting brackets included) - Four 25' L x 9' tall timber arches - Installed 48" below finish grade - Black accent plates/structural screws and decorative nuts/bolts at all connections	4	\$4,950.00	\$19,800.00
Pergola (By Bar / Sea Can)	*** as per site plan *** - 24' L x 13'4" W x 9' T - 8 @ 8x8 Douglas Fir timber posts and beams - 2x8's Douglas Fir louvers spaced 12" o.c. fastened with black structural screws - Black accent plates/ structural screws and decorative nuts/bolts at all connections	1	\$15,000.00	\$15,000.00
4' Tall Ornamental Fencing	- Ameristar Montage three rail warrior picket - Ht varies - Posts to installed by driven method 48" into undisturbed soil - Qty 3 double pedestrian gates with 72" opening - Qty 1 double swing gate for provisional vehicle access (facing north / back lane)	1	\$63,965.00	\$63,965.00



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Product/Service	Description	Qty.	Unit Price	Total
1.5" Black Granite Rock Beds	- allowance of 4,000 sqft of 1.5" crushed black granite rock beds - all beds lined with commercial grade woven / fuzz landscape fabric - ensure all rock stays below the surrounding CoW concrete sidewalk	4000	\$6.50	\$26,000.00
Concrete Demo, Fence Removal, Tree Removal & Hauling	*** LEAVE 2 CONCRETE PLANTERS IN EAST SIDE OF SITE *** - demo & remove off site existing small concrete pads for planters along Osborne, concrete circle @ entrance & 12" wide concrete beams - remove and dispose of existing planters, steel fence, and 1 tree (furthest south on site)	1	\$37,425.00	\$37,425.00
Temporary Construction Fencing/Month (3 Months Budgeted)	- site to be fenced off with temporary construction fencing from October 2025 until December 2026 - Includes set up and teardown	3	\$750.00	\$2,250.00
EXTRA : Engineered Civil Drawings	- designed & inspected by Sison Blackburn Consulting Inc.	1	\$14,168.00	\$14,168.00
EXTRA : Cox Construction (Underground Work)	*** as per engineered civil drainage drawings - 40M of 200mm, 16M of 150mm SDR35 Pipe with 1 new 900mm Concrete Catch basin for new LDS line from existing catch basin on site to service property - supply & install 1 new Titan Storm Storage tank *** N & N to install 12' long surface drain grate where paving stone connects to Osborne St *** N & N to install 100 LF of 4" perforated / soaked weeping tile along berm along Osborne St (ties into surface drain, which ties into new catch basin) *** NOTE : DOES NOT INCLUDE CITY OF WINNIPEG BOULEVARD CONCRETE CUTS. May be an additional charge. Cox Construction is to shut down pedestrian walkways during construction, as well as install wooden planks & shoring for minimal damage for large / heavy equipment *** NOTE : DOES NOT INCLUDE IF UNMARKED UTILITIES ARE IN SCOPE OF WORK FOR COX CONSTRUCTION (Soft dig / Hydrovacing additional if required)	1	\$126,263.00	\$126,263.00



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Product/Service	Description	Qty.	Unit Price	Total
EXTRA : Temporary Construction Fencing/Month (ADDITONAL 5 Months)	- site to be fenced off with temporary construction fencing from January 2026 until May 2026) - Includes set up and teardown	5	\$750.00	\$3,750.00
EXTRA : Sandblasting & Painting 2 Concrete Planters on Site	- sand blast 2 concrete planters, remove sand once complete (Central Sandblasting to complete work) - commercially prime & paint both planters BLACK (cannot paint wall) \$11,250 *** OPTIONAL *** - \$9,250 to sand blast mural / wall on building (included in quote)	1	\$20,750.00	\$20,750.00

Subtotal	\$390,403.50
GST (5.0%)	\$19,520.18
Total	\$409,923.68

INITIAL DEPOSIT

- development permit, civil drainage drawings, temporary construction fencing
\$74,405.93 (including GST) ***PAID on Jan 28th, 2025

MID TERM PAYMENT

- concrete demo, site prep, underground sewer work & on site underground storm sewer holding tank
\$250,000 (including GST) *** TO BE PAID BY MARCH 31st, 2026

FINAL PAYMENT

- *** Due 30 days upon completion
\$85,517.72

*** POTENTIAL EXTRAS NOT IN QUOTE :

- 1) Paving Stone Repair Work
- 2) Cox Construction repair CoW concrete sidewalks (if damaged / not pass CoW inspection)

*** All materials are the property of Neil & Nick's Inc until paid in full ***

This quote is valid for the next 30 days, after which values may be subject to change.