Agenda - Executive Policy Committee – June 8, 2005

REPORTS

Item No. 11 West Kildonan Arena – Funding for Capital Works Project
File EP-2

COMMUNITY COMMITTEE RECOMMENDATION:

On May 10, 2005, the Lord Selkirk-West Kildonan Community Committee recommended that the request from the West Kildonan Memorial Community Centre be referred to the Standing Committee on Fiscal Issues to identify a funding source to cover the cost of purchasing a dehumidifier, and sandblasting and painting the ceiling of the West Kildonan Arena inasmuch as these are capital works required to be carried out to a City-owned facility.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On May 10, 2005, the Lord Selkirk-West Kildonan Community Committee considered a communication dated May 2, 2005, from the West Kildonan Memorial Community Centre (West Kildonan Arena) requesting that an expenditure in the approximate amount of $82,000.00 be authorized from the Lord Selkirk-West Kildonan Land Dedication Reserve Fund to cover the cost of purchasing a dehumidifier, and sandblasting and painting the ceiling of the Arena.

On May 10, 2005, the Lord Selkirk-West Kildonan Community Committee recommended:

1. That the request from the West Kildonan Memorial Community Centre (West Kildonan Arena) for funding from the Lord Selkirk-West Kildonan Land Dedication Reserve Fund be laid over to the Community Committee meeting on June 14, 2005.

2. That in the interim, the request be referred to the Standing Committee on Fiscal Issues to identify a funding source to cover the cost of purchasing a dehumidifier, and sandblasting and painting the ceiling of the West Kildonan Arena inasmuch as these are capital works required to be carried out to a City-owned facility, and forwarded to the Executive Policy Committee.

3. That Councillor Lazarenko, Mynarski Ward, and Bryan Huen, President, West Kildonan Memorial Community Centre, be notified when the matter will appear on the agenda of the Standing Committee on Fiscal Issues in order that they may appear in support of the above recommendation,

and forwarded Recommendation 2 to the Executive Policy Committee.

COUGARS

West Kildonan Memorial Community Centre

346 PERTH AVENUE
WINNIPEG, MB R2V 0T7
334-1679

TO: THE LORD SELKIRK/WEST KILDONAN COMMUNITY COMMITTEE BOARD

SUBJECT: GRANT REQUEST FOR THE WEST KILDONAN ARENA

Please find all documents attached pertaining to the subject matters on hand

First of all I would like to thank the Board on behalf of the West Kildonan Memorial Community Centre for their input in having our Arena Liability Insurance under the umbrella of the City of Winnipeg Insurance last year. It meant a great deal to our Community Club and it's patrons of the Arena. Although we have installed Power Smart Lighting in the Arena, the ceiling is in very bad shape; rusting, paint chipping and just basically, a very dull surface area which makes it not bright for ice hockey or for any sport in general. Please see Mr John Atkinson's report in this reference. It is also a very serious safety factor.

We have operated the W.K.M.C.C. Arena since 1993 and are very happy the way the programs are going. Basically our operation is as close to breakeven or a small profit. All monies is diverted to try to do cosmetic work on the Arena as best we can afford. See attached 2004 Financial Statement. As I stated in last years presentation that according to your Board's findings prior to West Kildonan taking over the Arena Operations, The City of Winnipeg was losing approximately $100,000.00/year based on 1993 costs. Based on this, we have saved the City of Winnipeg since 1993 to the end of March 2005, approximately 1 million 200 thousand dollars. We are asking The Committee for a Land Dedication Grant to cover the cost of the Dehumidifier and the cost of the Sandblasting and Painting. We realize the time frame is short but the earliest we can start this process if our request is granted would be July 2, 2005, as we have In Line Hockey till the end of June

Thank you for your time to hear our request for the Arena as we sincerely hope to continue to operate the Arena in the future. The West Kildonan Arena is a very important part of our Community. We take pride in our efforts and hope that your Committee can help us to make the Arena a better and safer facility for the future. I again, on behalf of the West Kildonan Memorial Community Centre and the Arena, thank you for your time and will be happy to answer any questions that you may have.

Yours truly,

Bryan Huen
President of The West Kildonan Memorial
Community Centre Inc. and the
West Kildonan Arena

Winnipeg

Public Works Department • Service des travaux

Building Services Division - Division de l'entretien des bâtiments

April 29, 2005

Brian Huen
West Kildonan Arena
346 Perth Ave.
Winnipeg, MB R2V 0T6

Dear Brian,

RE: West Kildonan Arena

During our inspection of the West Kildonan Arena on March 23, 2005 a number of deficiencies were noted. I have attached a list of items that will require your immediate attention.

One item that was noted was the condition of the ceiling in the rink-shed area. The ceiling appears to be quiet badly rusted due to condensation. I would recommend that this issue be prioritized as an immediate concern as continued exposure to condensation will deteriorate the beams and ceiling further which eventually could become a safety factor. I suggest dealing firstly with the cause of the problem before spending money sandblasting and painting only to have a reoccurrence of the same situation. Also, a dehumidifier engineered to the proper size should be installed. This unit would help eliminate the condensation on the ceiling. Another option to sandblasting and painting would be to install a Low E Ceiling. This ceiling would eliminate the need for painting and would provide energy savings, increased light levels, reduce condensation.

Please ensure the conditions are rectified immediately and contact myself for a re- inspection.

Should you have any questions or require clarification on any item please contact me at 986-7282.

Yours Truly,

J. Atkinson

John Atkinson
Superintendent of Arenas and Wading Pools

Embrace the Spirit • Vivez l'esprit

100 Main Street - 100, rue main - Winnipeg - Manitoba R3C 1A4
tel/tél. (204) 986-7288 - fax/télec. (204) 986-7311 - www.winnipeg.ca

Unit 8 – 1680 Notre Dame Ave. Winnipeg, Manitoba R3H 1H6
Ph 204-783-1178 Fax 204-783-3373
e-mail [eshemeluk@Toromont.com]

CIMCO REFRIGERATION

Fax

To: MR. BRYAN HUEN **From:** ERNIE SHEMELUK

Fax: 632-6767 **Pages:** 1 of 6

Att: WEST KILDONAN COMM ARENA **Date:** March 31, 2005

Re: ARENA ICE SHED DEHUNIDIFICATION

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

Bryan:

Cimco Refrigeration is pleased to offer you our proposal to supply and install an arena dehumidifier for the West Kildonan Arena at 346 Perth Avenue

The proposed dehumidifier will be a Model: MARK V111-HS, suitable for 575/3/60 electrical service. (*brochure enclosed*)

The cost for the supply only for this unit will be $11,245.00 taxes extra, FOB Winnipeg.

The cost to install this dehumidifier will be contingent on its placement within the facility ice shed area.

Should the unit be installed at the south end of the facility nearest the electrical service, onto a fabricated stand, the cost will be $4,680.00 taxes extra, including the labour to install and start up and set up unit operation.

Should you have any questions, please call.

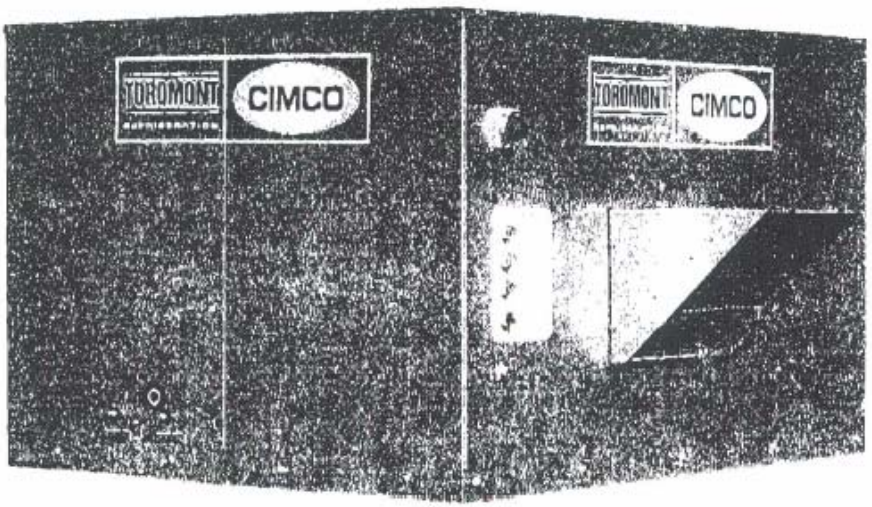
Best regards,

Ernie Shemeluk CM

Mid West Service Sales Manager

CIMCO

PRODUCT BULLETIN



THE ORIGINAL AND THE BEST BECOMES EVEN BETTER!....

THE MARK VIII HUMICON

HUMICON

RINK DEHUMIDIFIERS



OPERATION

The HUMICON is an industrial type dehumidifier designed and manufactured by Cimco for installation in ice rinks to eliminate fog and dripping water. Excess moisture in the rink can present serious building maintenance problems to the rink owner, especially when skaters cannot see the other end of the rink or curlers are irked by bothersome bumps on the ice surface.

The best type of rink is one which has a "tight" construction, for this greatly reduces "fog and drip" problems. It does not however eliminate the cause, for moisture laden air tends to equalize, even through block construction. And it is moisture laden air that is the cause of fog and drip in an ice rink.

The answer is to reduce, as much as possible, infiltration of outside air, and secondly to eliminate the moisture in the air inside the structure. The HUMICON, especially designed with moisture removing coils, large air handling capacity and a quick defrost cycle, is a unit that quickly gulps in moist air, extracts the moisture and returns dry warm air to the rink.

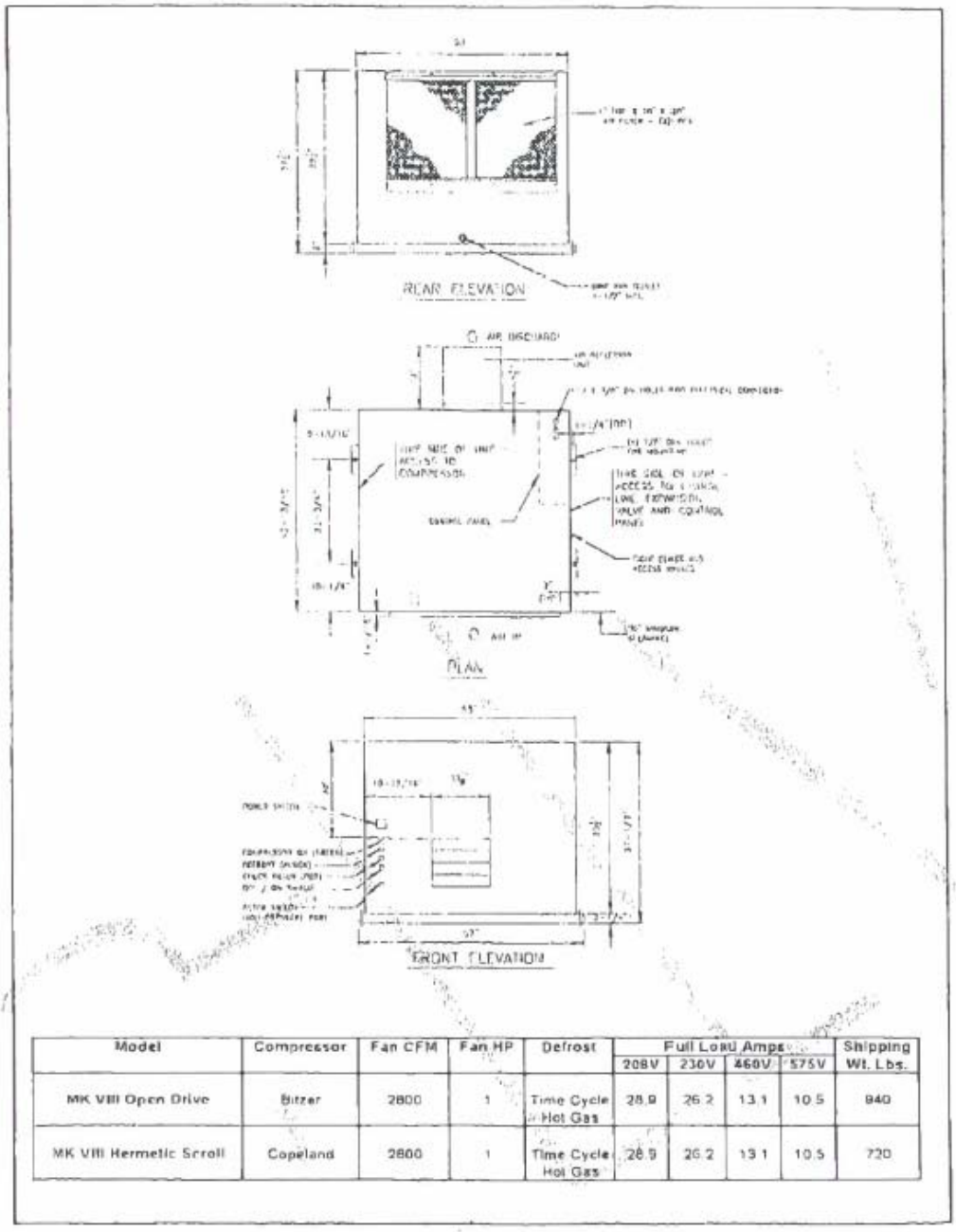
Two units are generally required in a rink with an ice size of 85' x 200' for proper moisture removal and air circulation, and one unit is usually satisfactory for up to 4 sheets of curling ice. The building ventilation rate should always be reviewed to determine the actual moisture removal needs of the dehumidification equipment.

Thousands of HUMICONS are already in use in North America, efficiently removing the moisture from damp air and reducing the cause of fog and dripping. HUMICON - a must for happy satisfied skaters, hockey players, curlers and building owners!

New Mk VIII Features

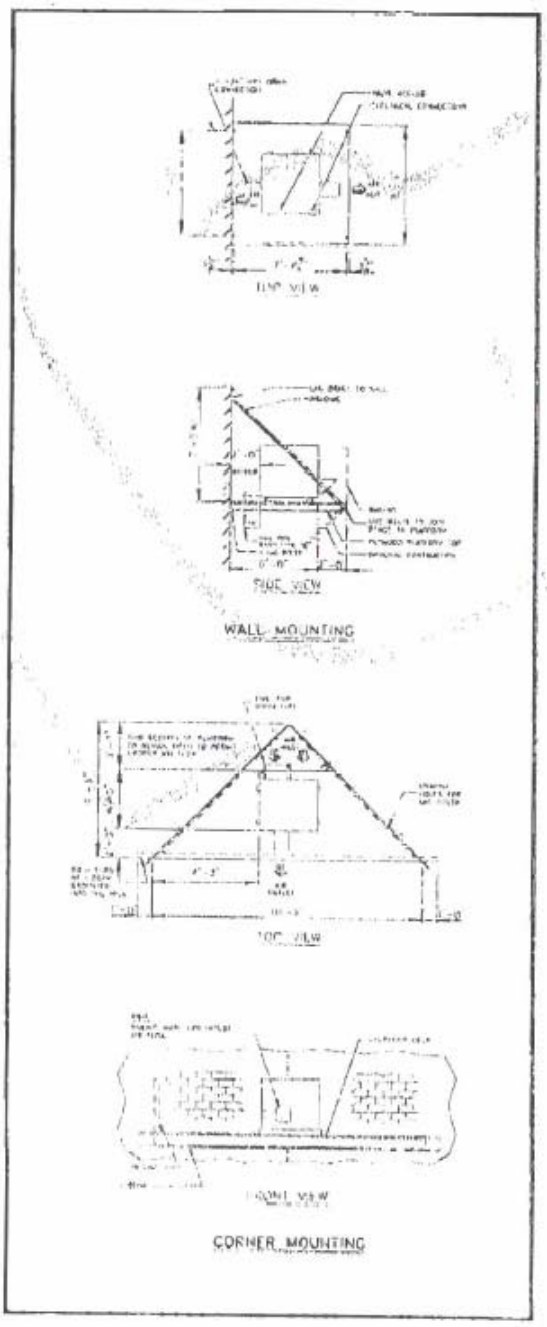
- Available in both Bitzer open drive and Copeland Compliant Scroll® hermetic compressor models.
- Direct drive blower eliminates fan belt adjustments and replacement.
- Refrigerant sight glass and access ports located on side of unit for easy service.
- New electronic defrost timer initiates defrost only on demand.
- Filter Monitor light indicates when filters need changing.
- Electronic Humidistat option.

DIMENSIONS



Model	Compressor	Fan CFM	Fan HP	Defrost	Full Load Amps				Shipping Wt. Lbs.
					208V	230V	460V	575V	
MK VIII Open Drive	Bitzer	2800	1	Time Cycle Hot Gas	28.9	26.2	13.1	10.5	940
MK VIII Hermetic Scroll	Copeland	2800	1	Time Cycle Hot Gas	28.9	26.2	13.1	10.5	720

INSTALLATION



The HUMICON should be installed at twelve to fifteen feet above the ice surface, or in the truss space, since it is in this area the air temperature will be the highest and will be capable of holding themost moisture. The standard unit is designed for the air to enter the back of the unit and to be discharged through the fan at the front. A discharge cowl is provided to deflect the air in the vertical plane. The cowl may be replaced with ductwork, if desired, to ensure more even distribution of the air.

Care should be taken in locating the unit to ensure that the air leaving the unit will not strike any obstruction. This could cause the air to be deflected on to the ice surface, or to be short circuited back to the air inlet, thus reducing the effectiveness of the unit.

Another consideration in locating the unit is the availability of a suitable drain to handle the moisture and water removed. It may be located adjacent to an outside wall so that the condensate can be discharged outside the building. Alternatively, it can be located adjacent to a heated area so that the drain can be run in the heated area to an open drain. A drain line heating cable is available as an accessory if required.

Consideration should be given to locating the HUMICON so that it is accessible for service without having to use ladders or scaffolding on the ice surface.

The unit may be suspended by means of four 5/8" threaded rods. Preferably, however, the unit should be mounted on a proper platform with approximately 3 feet clear behind the unit and with a walkway along each side to facilitate service and maintenance particularly when it is installed in a location that requires a ladder. Platforms for either corner or wall mounting are available as an accessory.

SPECIFICATIONS

Open Drive or Scroll Hermetic Model

Entering Air Dry Bulb (dF)	Lb. Moisture Removal per Hour Entering Air Relative Humidity (%)					
	100 %	90 %	80 %	70 %	60 %	50 %
80	-	-	-	-	-	4.0
75	-	-	-	-	12.5	2.4
70	-	-	29.1	20.2	10.9	2.0
65	40.0	32.4	24.4	17.2	9.1	1.8
60	35.2	26.9	20.1	14.2	7.0	0.8
55	29.5	22.6	15.0	12.6	6.4	-
50	20.6	15.5	13.2	10.8	6.0	-
45	18.8	15.2	12.2	10.1	5.8	-
40	17.8	14.7	-	-	-	-

Casing

The external casing is finished in an attractive pebbled aluminum finish suitable for withstanding the severe moisture conditions in ice rinks. Removable panels are provided for easy access to interior parts, and the discharge cowl is fitted with adjustable deflectors.

Coils

Specifically designed for dehumidifier application, the coils feature copper tubes with aluminum fins. The cooling and re-heat coils are arranged for series air flow to minimize fan horsepower. Defrosting is by hot gas controlled through a cycle timer.

Compressor

Your choice of heavy duty open style Bitzer compressor, or Copeland Compliant Scrolla hermetic compressor.

Electrical Controls

- High and low encapsulated pressure cutouts; operating thermostat; electronic defrost timer; defrost bypass control; filter monitor, motor overloads, pilot lights.
- Disconnect switch c/w lock off
- On-off selector switch

Optional Accessories

- Electronic Humidistat control
- Drain line heater cable will be included loose for field mounting.
- Mounting platforms for either wall or corner installation.

Additional Features

- HUMICON is completely wired and ready for electric service connection to 3 phase, 60 cycle, 208/220, 460, or 575 volts service.
- Sight glass and gauge ports are accessible on the outside of the unit
- Unit furnished with replaceable air filters.
- Operating thermostat is included and mounted.
- CSA and U.L. approved components and electrical panel.
- Electric drain pan heating cable.
- The unit may be fitted with discharge air ductwork and grilles.
- The HUMICON will accommodate a maximum of 0.5" W.G. of external static pressure.

WINNIPEG SANDBLASTING
1995 Brookside Blvd.
WINNIPEG, MANITOBA R3V 2E6

Quotation 1599

02-03-2005

[redacted]

Quantity	Description	G	P	Unit Price	Extended
	ATTN: BRYAN HUEN FAX 632-6767				
	ARENA REFURBISHMENT				
	346 PERTH ST				
	BUDGET PRICING				
	SANDBLAST ROOF & PERLING'S PAINT WITH A DIRECT TO METAL SHERWIN WILLIAMS PRODUCT WHITE IN COLOR CLEAN UP TO FOLLOW				
	TOTAL $57,724.00 PLUS APPL TAX				
	ESTIMATED BY: DALE ROGOWSKI 633-2750				
	THANK YOU				

This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increases, or additional labour and materials may be required should unforeseen problems, or adverse weather conditions arise after the work has started.

Sub-Total	$0.00
P.S.T.	$0.00
G.S.T.	$0.00
Grand Total	**$0.00**

PRO-GUARD painters ltd.

55 - 361 Westwood Rd., Winnipeg, MB R3K 1G4 (204) 896-9100

West Kildonan Arena
346 Perth
Winnipeg, Manitoba R2V0TZ
Canada

Attention : Brian Huen
Regarding : Sandblasting and Painting Proposal

We are please to present the following pricing for preparation and painting at your facility. Our prices include complete labor, paint, and material

Scope of Work

Sandblast, prime, and paint complete ceiling, beams and columns.

- Sandblast surface prep.
- Prime coat with General Paint or Sherwin Williams Industrial Urethane Semi-Gloss.
- Finish coat with General Paint or Sherwin Williams Industrial Urethane Semi-Gloss.

Contract Price **578,000.**

Terms and Conditions

1) Water, power, lighting and garbage disposal to be provide by client.
2) Payment is due in full upon job completion.
3) GST is not included in contract prices.

Thank-you for the opportunity to bid on this project. Should you have any questions I can be reached anytime at 896-9100.

Sincerely,

Jeff Simes
Pro-Guard Painters

QUOTATION

Arena

VALOUR
DECORATING
COMMERCIAL PAINTING

889 WALL STREET
WINNIPEG, MANITOBA
R3G 2T9
PH. 204-786-5875
FAX 204-774-1234

Friday, January 28, 2005

TO: BRIAN HUEN

FROM: ROB MRAZEK

PROJECT: WEST KILDONAN ARENA (STRUCTURAL STEEL DECK)

Preparation and painting of ceiling deck above ice level including upper part of walls and columns.
All surfaces are to be sandblasted and cleaned prior to priming with a rust prevented material and topcoated with a suitable bonding topcoat.

LABOUR & MATERIAL	$ 44,300.00
GST Extra	GST 8%
Yours truly,	$47,401.00
Rob Mrazek	

West Kildonan Memorial Arena
Statement of Receipts and Disbursements
For The Year Ended June 30, 2004

Receipts:

Canteen	$ 16,115.88
City of Winnipeg - Pool Reimbursement	$ 1,929.08
Ice Rentals	$ 151,227.01
Total Receipts	**$ 169,271.97**

Disbursements:

Advertising	$ 72.08
Audit fees	$ 128.40
Bank Interest	$ 177.88
Canteen	$ 10,982.20
Cleaning and washroom supplies	$ 1,674.99
Gst paid	$ 4,132.45
Ice Plant start-up/shut-down	$ 8,817.02
Insurance	$ 15,257.00
Licence	$ 490.00
Office	$ 204.50
Propane	$ 2,072.38
Public skate patrol	$ 230.00
Repairs and maintenance (see note 1.)	$ 15,313.93
Telephone	$ 804.44
Utilities - electricity	$ 32,502.95
- gas	$ 21,545.45
Wages & benefit	$ 48,964.38
Water	$ 3,167.58
Total Disbursements	**$ 166,537.63**
Excess of revenue in the year	**$ 2,734.34**

West Kildonan Memorial Arena
Cash and Short-term Investments
As at June 30, 2004

	2004	2003
Bank Accounts		
Chequing	$17,105.42	$ 14,371.08

West Kildonan Memorial Arena
Statement of Receipts and Disbursements
For The Year Ended June 30, 2004

Note 1. **Repairs and Maintenance:**

Arena lights	$ 298.88
Arena repairs	$ 2,585.01
Locks re-keyed	$ 143.87
Electrical	$ 116.38
Fire inspection and service	$ 991.43
Lot maintenance	$ 302.50
Paint ice and lines	$ 2,048.02
Plumbing repairs	$ 800.87
Power sweep floor	$ 374.50
Sharpening blades	$ 1,042.28
Snow removal	$ 240.75
Zamboni repairs	$ 8,429.64
Totals	**$16,313.93**