

Building Update

Current Status

- **Sport administrative centre that includes 68,000 sq ft of office space, meeting rooms, conference centre and full service print shop.**
- **Location houses Sport Manitoba staff, 67 resident sport staff & support organizations, hosts over 40,000 volunteers who attend over 3,000 meetings annually.**

- **Sport Manitoba's lease agreement expires December 31, 2008.**
- **Wawanesa purchased building.**
- **Meyers Norris Penny in collaboration with McMahon Consulting was commissioned to explore relocation options.**

Facility Options Identified:

- 1. Transfer of the current administrative centre with like mandate and functionality.**
- 2. Development of a Sport for Life Centre with added facilities and functionality (CSCM, Training Centre, Field House) to address the need for provision of enhanced services (strength training & conditioning, testing & sport medicine).**

Sports For Life Centre

- Represents exciting concept for future development & delivery of amateur sport in Manitoba.
- Concept evolved from the organizational, administrative and sport development needs of Sport Manitoba and it's partner associations.
- The Centre would create a dynamic integrated multi-sport environment bringing all the major partners under one centre.

- **A multi-use, multi-sport Sport for Life Centre model best fills the largest facility gap that has been identified.**
- **The model would support sport in Manitoba's needs for the next 25 years.**
- **The model is aligned with the national framework for Long Term Athlete Development (LTAD).**

Vision & model developed on 3 core pillars

1. Sport Development

Facilities, Strength Training & Conditioning, High Performance Training.

2. Sport Education

Training & Recruitment of coaches, officials & volunteers, Sport Clinics, Health & Wellness and Drug Prevention Seminars, Distance Education.

3. Sport Research

Nutrition, Sports Psychology, Health & Wellness.

Ancillary elements could complement the 3 core areas: Medical Clinics, Bank, Sport Retail, Restaurant, etc.

The Sport for Life Centre could be comprised of 4 key facilities:

1. Administrative Centre

2. Canadian Sport Centre

- Administrative Offices & Research Laboratories

3. Training Centre

- Gymnasium, Strength training & conditioning,
Education classrooms and appropriate amenities

4. Field House

- Flexible, Multi-use space including a track &
appropriate amenities

Potential Major Program Partners

- Sport Manitoba and its 7 regional offices
- Canadian Sport Centre-Manitoba
- Team Canada National Volleyball Centre
- 76 Provincial Sport Organizations
- Coaching Manitoba
- Sport Medicine Council of Manitoba
- Manitoba Sports Hall of Fame & Museum
- Manitoba Aboriginal Sport & Recreation Council
- Manitoba High School Athletics Association
- Manitoba Physical Education Teachers Association
- Recreation Connections Manitoba
- Others

Issues:

- **Timelines especially for new construction are critical.**
- **Rising building costs increase depending on complexity of project.**
- **Sustainability of operations for a Sport for Life Centre would have to be determined as additional revenue streams and availability & cost of additional capital were not identified.**
- **Ongoing operation costs.**
- **Additional capital revenue streams.**

Potential Sports for Life Centre locations identified by study:

- University of Manitoba
 - West of the football stadium
- Canada Lands
 - West of Lipsett Hall
- City of Winnipeg
 - Sargent Park – North of pool facility
- University of Winnipeg
 - Adjacent to the south portion development
 - Other options at U of W have presented themselves.

- City of Winnipeg
 - Waterfront Drive
- City of Winnipeg
 - Higgins Avenue Point Douglas Development
- City of Winnipeg
 - Former Canada Packers site

Consultants Report

- **Examined the current and future needs for an Administration Centre, and explored and identified a future sport centre model that would support Sport Manitoba for the next 25 years.**
- **Sports for Life concept developed was based on the goal of building facilities that serve the needs of a broad base of sports and the most athletes, but that fills the gap, or a need in the community.**

Qualitative Considerations

Priorities

Key Priorities

Build & create synergies (sport development, education & research)

Sustainability

Support high performance athlete development (local level)

Support Sport Manitoba's LTAD Model

Additional Priorities

Support high performance athlete development (national level)

Catalyst for community development

Priorities followed by Consultants

Opportunity for input – sport community through interviews, online input

Options

	Annual Operating Costs (\$000's)	Annual Capital Cost (Interest/Lease) (\$000's)	Total Annual Costs (\$000's)
Current	744	698	1,442
Scenario 1 – Admin Centre Lease (Downtown)	847	1,189	2,036
Scenario 2 – Admin Centre Lease (Suburban)	733	1,028	1,761
Scenario 3 – Admin Centre Buy Existing (Suburban)	787	181	968
Lease from developer	787	810	1,597
Scenario 4 – Admin Centre Build (Downtown)	937	619	1,556
Lease from developer	937	1,854	2,791
Scenario 5 – Admin Centre Build (Suburban)	787	525	1,312
Lease from developer	787	1,548	2,335



Downtown: Build
Suburban: Build

Downtown: Build
Suburban: Build

Downtown: Build
Suburban: Build

Scenario 6

Scenario 7a

Scenario 8

Scenario 7b

Scenario 7c



Downtown: Build
Suburban: Build

Downtown: Build
Suburban: Build

Downtown: Build
Suburban: Build

Scenario 6 \$22.7 million

Scenario 7a plus \$7.3 million
Scenario 7b \$29.21 million
Scenario 7c \$28.98 million

Scenario 8 plus \$17.2 million

Total Cost \$47.2 million

	2007 (000's)	2008 (000's)	2009 (000's)	2010 (000's)	2011 (000's)
Scenario 8b – SFLC – Phase 3 Admin/CSC/Training/Fieldhouse (Phased)	2,553	5,107	1,515	7,315	17,225

- **Phased in scenario that would see the Sport for Life Centre built over 4 years was also considered.**
- **This phased scenario would allow considerably more time to raise the major capital needed.**

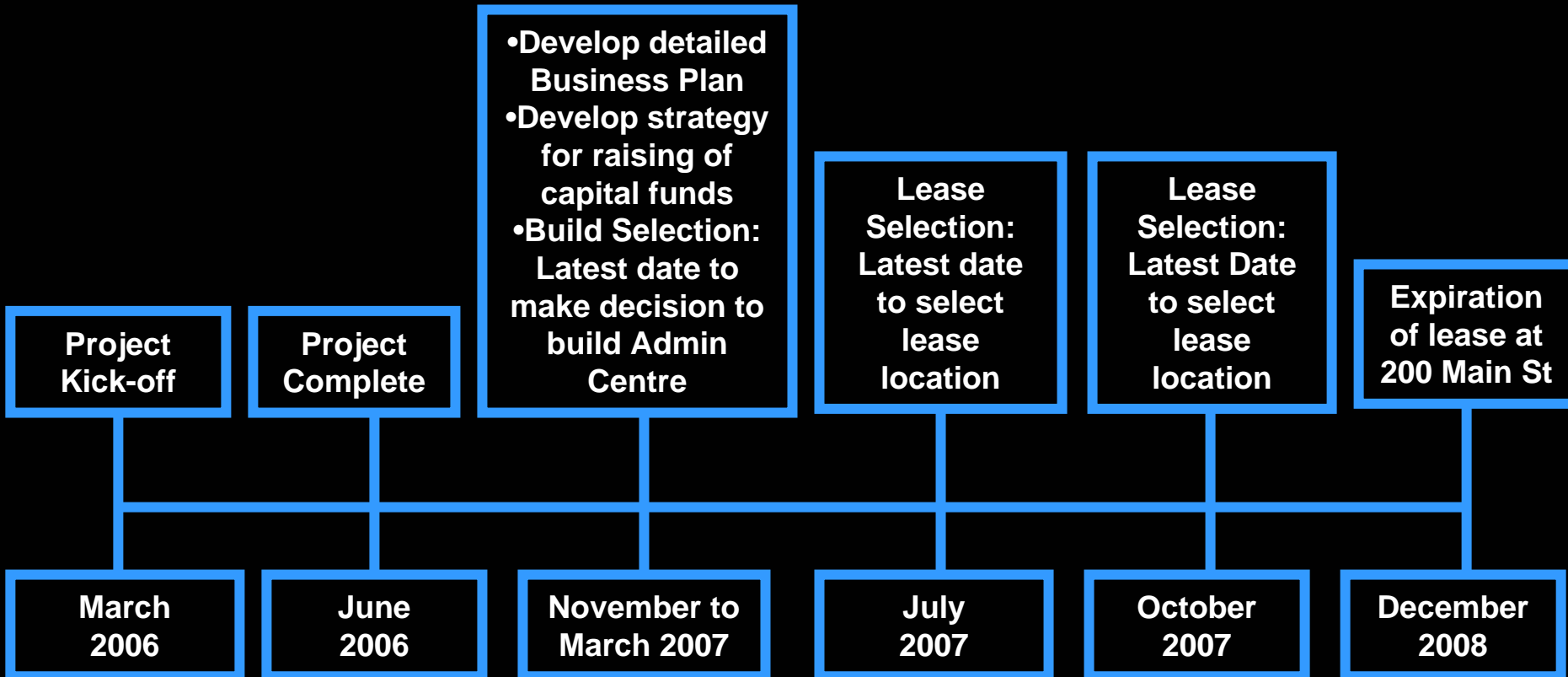
Summary

- Initiative launched to identify and evaluate the range of space relocation options that would support Sport Manitoba over the next 25 years.
- It should be recognized that this study is primarily a scenario identification and cost study, and does not provide a detailed capital funding strategy and budget analysis that would be associated with a business plan.

- **It can be concluded that a Sport for Life model would fulfill an existing need in Manitoba and serve as the necessary catalyst to unify efforts across a broad range of sports**
- **In reviewing the Sport for Life Centre option, Sport Manitoba will need to take into account a number of key considerations:**
 - Need for multiple capital funders
 - Need for longer timeline to generate support & capital funding dollars
 - Desire to own versus lease land

- **Consideration of location has several implications including cost, proximity to the surrounding community, access, synergy with other facilities, and generating interest for community and corporate support.**

Timelines



Next Steps

- **Governments (Federal, Provincial, City)**
- **Narrow options**
- **Business Plan**
 - Include potential private funding
 - Capital fund raising