

AUGUSTINE CENTRE



REBUILDING THE FOUNDATION OF OSBORNE VILLAGE

Augustine Centre Business Case

Updated: July 2019

EXECUTIVE SUMMARY

AUGUSTINE CENTRE – A CATALYST FOR OSBORNE VILLAGE RENEWAL

Augustine Centre is seeking funding to support an important renewal project in the Osborne Village area of Winnipeg. The Centre will bring long term financial sustainability while creating a community hub for the restoring the iconic Augustine United Church building, and acting as a catalyst for renewal in the heart of Osborne Village.

Augustine Centre was incorporated in 2018 as a non-profit organization bringing together three partners – Oak Table Inc., SPLASH Child Care Inc. and Augustine United Church. It is embarking on a major project of infrastructure renewal to: support and enhance the community service role that Augustine United Church has so strongly led for over 130 years; repurpose areas of the property to accommodate new tenants and thereby generate an income stream; and, restore the exterior of the building to preserve its beauty and architectural/historical value for the enjoyment of generations to come.

The transformation of this historic Winnipeg architectural icon will bring much needed financial stability for the future. The project components include:

- A partnership with **Splash Child Care Centre** to bring 92 new much-needed day care spaces to Osborne Village. This partnership and its long-term lease potential, is the first pillar in long-term financial sustainability for the building;
- A new space for **Oak Table** providing a commercial kitchen, and a Dignity Washroom as well as laundry facilities and improved space for the program to continue and expand its service to Winnipeg's hungry and disadvantaged;
- Transformation of the Sanctuary into a multi-use **Performing Arts Community Centre** creating a home for cultural, community and performance organizations while maintaining a place for services of faith; and
- Critical **Historical Upgrades** to return the building to its previous grandeur while at the same time providing much needed accessibility improvements and updated mechanical/electrical systems.

Augustine Centre seeks to maintain and to use this landmark building for the benefit of the local community and the citizens of Winnipeg as a whole.

The Augustine Centre renewal program requires an investment estimated at \$6.65M, and is seeking financial support from the community, private donors, and the three levels of government.

THE VISION

Imagine a place in the heart of Osborne Village.....a place that gives new life and a renewed purpose to an historical architectural gem.....transforming itself into a vibrant new centre for the arts, for young people, for families, for the vulnerable in our community.

Imagine the energy, excitement and activity of 92 children in a new Early Learning Child Care Centrea loving and caring environment fostering creativity and learning.....where youngsters are encouraged to learn and explore their environment....where the boundless energy of youth spills outside to an outdoor play environment bringing young life to the neighbourhood.

Imagine a place where the homeless, vulnerable and isolated can find a community of compassion and hope....a place to come for respite from the heat or cold.....a place where the hungry can get a good meal in modern facilities, a new commercial kitchen and a 100-seat dining room to better serve the needs of the hundreds it feeds weekly....

Imagine a revitalized Sanctuary...restoring the architectural integrity....preserving the past and building on the tradition of 130 years of serving a diverse community.....giving refugee families hope for a new beginning..... serving the community beyond its walls through a new front door to the community.

Imagine a new Performing Arts Community Centre.....a new concert venue with upgraded audio-visual, lighting and sound systems to serve Winnipeg's artistic and amateur community....capitalizing on the magnificent acoustics of the sanctuary.....creating a thriving community venue filled with professional and amateur performances.

Imagine a transformation that creates a bustling centre of activity with renewed life and purpose....Imagine the potential for transforming and saving an important architectural icon at River and Osborne.....Imagine all this vibrant activity in Augustine Centre. Imagine the impact of this catalyst rebuilding the foundation of Osborne Village.....Imagine.... how your help turns imagination into reality.....

BACKGROUND

With its commanding presence in the heart of Winnipeg's Osborne Village, the present Augustine United Church (AUC) has been a beacon of hope, serving the local and extended neighborhood since 1903. For many decades, Augustine has been so much more than a church, evolving over time to meet the needs of its community and becoming the centre of activity for a large number of community groups and services. It is a unique collaboration of volunteers, community and cultural organizations providing services and programming to the local and extended Winnipeg neighbourhood.

Augustine is home to many organizations – cultural, educational, recreational, community, religious and social services groups. Going beyond its traditional worship function, AUC has a long tradition of advocating for social justice, seeking to provide services to residents of the surrounding community who are not necessarily members of AUC, or indeed, affiliated with any religious organization.

This program of renewal will extend the life of the current historic structure and increase Augustine Centre's capacity to respond to the ever-increasing needs of the community. The Centre has been developed with a solid business case creating a revenue stream to ensure the long-term financial viability of the organization for years to come.

FINANCIAL SUSTAINABILITY

Augustine Centre has developed a solid business plan with the following mandate:

- to offer below market rents to the community based non-profit partners and tenants;
- to support the development and viability of other non-profits organizations;
- to offer programming and services to the community of Osborne Village, Winnipeg and Manitoba; and
- to maintain, promote and enhance the heritage of the present structure.

Augustine Centre's draft Pro Forma budget estimates construction/development costs at approximately \$6.65M for the renovations. The Centre is engaged in a campaign to raise these funds. As of July 2019 the Centre's fundraising efforts are approaching the \$3M mark. Once the renovation is completed, long term financial stability is based upon income from rentals as well as long term leases with partners and tenants.

Our business plan predicts an annual operating surplus of up to \$100,000 once the renovations are completed and the leases are in place; this is based on the assumption that the Centre will not be subject to pay property taxes. The potential surplus will provide for reasonable rents for the partners and non-profit tenants rents and a contingency fund for the ongoing upkeep of the iconic home of the Centre.

When completed, Augustine Centre will have 27,115 sq ft of net usable space (Sanctuary: 7,029 sq ft; Oak Table: 5,200 sq ft; Day Care: 9,924 sq. ft.; rentable space 4000 sq.ft.). Operating Costs are estimated to be \$140,000/year or \$5.70 per sq ft; Gross Rent per year is estimated at \$369,822 per year.

AUGUSTINE CENTRE KEY COMPONENTS

A. Phase One (Fall 2019 – March 2020)

1. Early Learning Child Care Centre - \$1.95M

The main and upper levels of Augustine United Church (10,000 sf) will be renovated to provide a much-needed new Child Care Centre with 92 spaces. Licensed child care is at critical shortage levels in Winnipeg and Manitoba. There are multi-year waiting lists at all child care centres; the central waiting list had over 15,000 names on it. The creation of 92 new day care spaces, servicing one of Winnipeg's most densely populated areas, will not only provide much-needed infant spaces, but will also provide a central location for parents needing child care.

An agreement has been signed with Splash Learning Centre to house its 3rd Winnipeg location in Augustine Centre. The Province of Manitoba announced (March 2018) up to \$900,000 in funding for construction of the Early Learning Child Care Centre.

- Up to 92 new child care spaces for children from 12 weeks to 5 years
- Up to 10,000 sq ft of dedicated space, designed specifically to encourage early learning for infants, toddlers and pre-school children
- Infant rooms, preschool area, and a gross motor area
- A new elevator and staircase
- Storage, kitchen, offices, staff rooms, washrooms, laundry
- An innovative new outdoor play space on Pulford Avenue, using natural and sustainable materials, where children and parents can garden together, learn about composting and food security as well as composting, recycling and environmental practices
- A welcoming reception centre where parents and children can read and learn together
- All proposed renovations have been designed according to Manitoba Early Learning and Child Care Design Regulations.

2. Oak Table - \$1.4M

The new Augustine Centre will provide updated facilities for the Oak Table to continue its important community work of delivering social services and 500 meals a week (over 20,000 a year) to many of the inner-city's vulnerable people. Established in 1982, the Oak Table provides hospitality, support, health promotion and social development activities within a safe, respectful environment. These services are offered to people of every creed, cultural background, belief system, and gender identification. A devoted volunteer cadre of over 100 kitchen and service volunteers from all over Winnipeg give their time weekly in support of guests who include: children, teens, young and middle-aged adults, seniors, people from the LGBTQ community, families, new immigrants, homeless people and local residents. Approximately 60-75% of guests are Indigenous.

The lower level under the Sanctuary will be renovated to provide:

- 100 seat Dining Room, Commercial Kitchen & Pantry
- Up to 5,200 sq ft redeveloped space
- New washrooms, washing spaces and laundry for program attendees
- Program space for foot care, haircuts, art, music, computer lab
- Water bottle refilling station; Urban garden
- Administrative and storage space
- Dignity washroom for the general public

Oak Table offers health and wellness support (especially with respect to mental health and addictions), skills development, and community advocacy to the most vulnerable citizens of Winnipeg. Oak Table receives operational support from the United Church and from several other churches in Winnipeg as well as many individual citizens. It also receives food donations from corporate partners such as Dominos, local bake shops, the neighbourhood Safeway and Winnipeg Harvest.

B. Phase 2 (2020-2022)

1. Sanctuary & Performing Arts Centre - \$1.8M

Augustine Church is an architectural icon in the Osborne Village. It is one of Winnipeg's best examples of Gothic Revival style architecture and was designated a heritage building by the City of Winnipeg in 2008. Its beauty, both outside and in, has been an inspiration to many, including the congregation and the community at large. Those who see the sanctuary for the first time are awed by its beauty and saddened by the present state of its ceiling. The sanctuary offers a wonderful acoustic and is a resource ready to be developed for the community at large.

Renovation of the church sanctuary and balcony is necessary for safety reasons, to extend the life of the building, and to create a revenue stream for the organization. As well as a sanctuary for services of faith, Augustine Centre will be available for events large and small on a sliding scale rental for the disciplines of music performance, rehearsal and recording, dance, theatre, film/video shooting and screening, exhibitions, meetings and receptions. Rental income from this space will contribute to the financial viability of Augustine Centre.

- Replace choir loft with a wooden stage
- Ceiling & envelope restoration
- New general, stage and exhibit lighting and updated sound system
- Restoration of the hardwood flooring and seating
- Restoration of the stained glass windows
- Restored lobby with box office, barrier free washroom, infant change station
- Provide access to lower level washrooms and reception area
- Concert grand piano

2. Rental Space Development

The lower level of the former Guild Hall offers approximately 4,000 square feet of rental space for development. The Board of Augustine Centre is presently negotiating with prospective non-profit agencies interested in developing and renting this space.

C. Phase 3

1. Exterior Upgrades & Historical Preservation - \$1.5M

Augustine United Church is one of Winnipeg's best examples of Gothic Revival style architecture but needs significant upgrades to modern accessible standards. It was designated a Heritage Resource by the City of Winnipeg in 2008 and was placed on the Buildings Conservation List as a Grade II Heritage site. All historical renovation work will be done in collaboration with the Historical Buildings and Resources Committee to ensure the historic nature of the building is maintained. Augustine United Church is committed to ensuring any new construction or renovation conserves the heritage value and character-defining elements while maintaining the original integrity of the building. All historic work to date has been done working in close cooperation with the Historical Buildings Officer of the City of Winnipeg and the Restoration Grants Technologist of the Province of Manitoba.

- Emergency efficiency improvements
 - Historic Upgrades to arrest deterioration
 - Bell Tower restoration
 - Exterior stone clad masonry pointing and restoration
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All partners in Augustine Centre are Registered Charities:

- Augustine United Church
- Splash Child Care Centre
- Oak Table Inc.

For further information contact:

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THE PROFESSIONAL TEAM

Augustine Centre

The building and lands for the future Augustine Centre are currently owned by the United Church of Canada in trust to Augustine United Church and will be leased to Augustine Centre. Augustine Centre Inc. is a non-profit organization committed to creating a hub for the arts, education, faith and justice on the site. A seven member Board of Directors is presently in place.

ReSolve Project Management

Overall project management and construction oversight will be managed by ReSolve Project Management, under the guidance of Chief Executive Officer, Joe Bova, and President, Gisele MacDonald. The ReSolve Group of Companies has built our business and reputation by providing quality services performed by top caliber individuals in their fields. ReSolve Project Management Ltd. is experienced with construction delivery process such as Design and Build, and Construction Management. The ReSolve Group of Companies works with contractors in the design phase, to establish a true fixed price for an optimized design. ReSolve uses the Integrated Design Process to capture the intelligence and insights of Owners, Designers, Contractors, LEED Experts, Project Managers, and the Consultants to optimize project results. This process mitigates construction risks, creates a more efficient design, and maximizes efficiency through the entire process from design to exemplary delivery to the client. These achievements increase value to the owner and create a good working relationship based on foresight and valued engineering.

SvN Architects & Planners

SvN is a 40 person multi-disciplinary firm of architecture, planning and urban design. SvN specializes in working with Church facilities where the congregations are diminishing. Each project begins by understanding local histories, anticipating emerging economies, identifying social and environmental risks and opportunities, and planning and designing in response to growth and change. The firm works in partnership with non-profit clients and stakeholders to create visionary ideas, and find ways to render them viable. SvN has worked closely with municipal non-profit housing agencies, over 25 different non-profit or co-operative housing agencies, private developers, First Nations and Metis organizations, immigrant settlement organizations, individual builders and faith-based groups.

Scatliff Miler Murray (Visionary urban design and landscapes)

Scatliff+Miller+Murray was formed with the sole purpose of developing bold new concepts and high-level designs for urban revitalization and sustainable development. Innovative thinking and the practical, on-the-ground, experience that gets projects built is a company signature. The company works with clients to identify not only what is possible, but also what is practical – no matter what the challenge. Scatliff Miller Murray have an international reputation for visionary and innovative urban design. The firm's embrace of sustainability, regional character and collaboration is evident in its many transformative projects. Its projects are planned and executed in harmony with the landscape, culture and community.



SPLASH CHILD CARE INC.

OUTDOOR PLAY SPACE MASTER PLAN



ARTIST'S CONCEPTUAL RENDERING