

Sinclair Park Community Centre

Winnipeg, Manitoba

Cost Consultant

GWH Construction Management Services, Ltd.

Architect

Harold Funk Architect, Inc.

The Sinclair Park Community Centre expansion and renovation is the culmination of a collaborative process where the design was informed by extensive community and stakeholder input. The IDP design process commenced after completing an existing-building assessment and involved working closely with city representatives and community centre board representatives to establish a consensus based building program. The end-result embodies the wishes of the community: open and flexible multi-use spaces, large amounts of natural light, easy supervision and no corridors, high durability and low maintenance, and best practice barrier-free / accessible design.

The existing building assessment determined that the original structure had been built over three separate stages. The first and second stages were in a bad state of repair and were not suited for reuse, whereas the third stage of existing construction was of sufficient quality and construction type to be suitable for reuse in the new building. The resultant strategy incorporated 45% of the existing structure while salvaging and recycling materials from the portions that were deconstructed. The reused portions were upgraded with new windows, a new air-barrier system (above and below grade), new exterior rigid insulation (above and below grade), and new roofing with increased roof insulation.

The location of the existing structure and surrounding site constraints such as existing parking, existing hockey rink, and existing playing fields, were key determinants in the configuration of the new building. The overall size of the existing parking area decreased, even though the new building is substantially larger than the previously existing structure. This encourages the use of alternate forms of transportation while also creating a safer pedestrian circulation area, space for bicycle parking, and greatly improved accessibility for persons with mobility or vision related disabilities.

The building was planned to optimize circulation while yielding an efficient floorplate with spaces that are adaptable to varied programmatic requirements. Emphasis was placed on creating a sense of transparency and safety, achieved through the elimination of corridors, use of large multi-purpose circulation routes, and strategically placed glazing to fill the interior with daylight while



Photos Courtesy of Harold Funk Architect, Inc.



not compromising the overall performance of the building's envelope. The exterior walls were designed to achieve good thermal performance with commonly available building materials and methods, and includes a self-adhered vapour-permeable air-barrier membrane wrapped with a layer of continuous exterior insulation. The new and existing portions are therefore totally enclosed in a continuous new building envelope. All-new mechanical and electrical systems include high efficiency condensing boilers, DDC controls, low-flow fixtures, high-efficiency electrical equipment throughout, and electrical sub-metering for ongoing optimization and analysis.

The building embraces a best-practices approach to accessibility and was the recipient of a City of Winnipeg Accessibility Award in 2011. Accessible features include tactile

surfaces on sidewalks for way-finding, high-contrast entrances, gently sloped ramps, low-VOC finishes, and operable doors for all key spaces. Interior and exterior finishes were selected for durability, high recycled and regional content, and low VOCs. Use of exposed fasteners for interior and exterior finish panels permits the easy servicing and replacement of the wall assembly.

LEED® Silver Pending

Product Information

Cement Board Siding: James Hardie
Roofing: Suprema Colvent 800
Window, Entrances & Storefronts,
Curtain Wall: Kawneer
Flooring: Armstrong, Mannington

Cost Consultant

GWH Construction Management Services, Ltd.
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www.gwhcms.com

Architect

Harold Funk Architect, Inc.
55 Donald Street #401, Winnipeg, Manitoba R3C 1L8
www.funkarchitect.com

Construction Team**Structural Engineer:**

Lavergne Draward and Associates, Inc.
402-138 Portage Avenue East, Winnipeg, Manitoba R3C 0A1

General Contractor:

Mansfield Construction
205-698 Corydon Avenue, Winnipeg, Manitoba R3M 0X9

Mechanical & Electrical Engineer:

MCW/AGE Consulting Professional Engineers
210-1821 Wellington Avenue, Winnipeg, Manitoba R3H 0G4

Project General Description

Location: Winnipeg, Manitoba

Date Bid: Apr 2010

Construction Period: June 2010 to Sep 2011

Total Square Feet: 17,007 **Site:** —

Number of Buildings: One.

Building Size: Basement, 3,380; first floor, 13,627;
total, 17,007.

Building Height: Basement, 9'; first floor, 20'; total, 24'.

Basic Construction Type: Addition/Renovation.

Foundation: Cast-in-place, reinforced.

Exterior Walls: Wood fiber, cement board siding.

Roof: 2 Ply SBS membrane. **Floors:** Concrete.

Interior Walls: Metal stud drywall.

**Currency Conversion Rate: April 2010 (0.9703)**

DIVISION	COST	% OF COST	SQ.FT. COST
CONTRACTING REQUIREMENTS	97,398	2.72	5.73
GENERAL REQUIREMENTS	639,852	17.90	37.62
CONCRETE	332,328	9.30	19.54
MASONRY	21,242	0.59	1.25
METALS	265,973	7.44	15.64
WOOD, PLASTICS & COMPOSITES	131,635	3.68	7.74
THERMAL & MOISTURE PROTECTION	463,970	12.98	27.28
OPENINGS	187,821	5.25	11.04
FINISHES	374,503	10.48	22.02
SPECIALTIES	54,552	1.53	3.21
PLUMBING	—	—	—
HVAC	676,245	18.92	39.76
ELECTRICAL	329,574	9.21	19.38
TOTAL BUILDING COSTS	3,575,092	100%	\$210.21
EXISTING CONDITIONS	179,761		
EARTHWORK	182,707		
EXTERIOR IMPROVEMENTS	65,495		
UTILITIES	23,287		
TOTAL PROJECT COST	4,026,342		

SPECIFICATIONS

Revisions, clarifications, & modifications.

Price & payment procedures, administrative requirements, quality requirements, temporary facilities & controls, product requirements, execution & closeout, performance, cash allowances.

Forming & accessories, reinforcing, cast-in-place (concrete breakdown, cubic yards foundation, 85; cubic yards walls, 68; cubic yards floors, 270).

Unit.

Structural metal framing, joists, decking, fabrications.

Rough carpentry, finish carpentry, architectural woodwork.

Dampproofing & waterproofing, thermal protection, weather barriers, roofing & siding panels, membrane roofing, fire & smoke protection, joint protection.

Doors & frames, specialty doors & frames, entrances, storefronts & curtain walls, windows, hardware, glazing.

Plaster & gypsum board, tiling, ceilings, flooring, acoustic treatment, painting & coating.

Information, interior, safety, exterior, other.

Included in HVAC.

Plumbing: piping & pumps, equipment, fixtures. HVAC: Piping & pumps, air distribution, air cleaning devices, central heating, central cooling, central HVAC equipment.

Medium-voltage distribution, lighting.

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Earth moving, special foundations & load-bearing elements: piles.

Site improvements.

Water, sanitary sewer.

(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO DECEMBER 2012: \$222.55 PER SQUARE FOOT**Regional Cost Trends**

This project, updated to December 2012 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$208.93	\$3,553,203	Dallas TX	\$202.11	\$3,437,338	Los Angeles CA	\$270.24	\$4,595,991
Pittsburgh PA	\$263.43	\$4,480,126	Kansas City KS	\$272.51	\$4,634,613	Las Vegas NV	\$247.53	\$4,209,774
New York NY	\$336.10	\$5,716,023	Chicago IL	\$283.87	\$4,827,722	Seattle WA	\$270.24	\$4,595,991

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