Agenda - Executive Policy Committee – July 19, 2006

REPORTS

Item No. 2 Pan Am Pool Pathway and Training Room - Land Dedication Reserve File EP-2

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2006, the City Centre Community Committee recommended to the Executive Policy Committee:

1. That funding to assist with the cost of the development of a wheelchair accessible pathway from Pan Am Pool to Grant Park High School and the development of a training room at the Pan Am Pool, in the amount of $115,000.00, be allocated from the City Centre Community Committee Land Dedication Reserve.

2. That the criteria of the Council Policy for the Land Dedication Reserve Fund be waived for any expenditures which do not qualify.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

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2. That the criteria of the Council Policy for the Land Dedication Reserve Fund be waived for any expenditures which do not qualify.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

1. Wheelchair accessible pathway

This money is to make the pathway from Grant Park School to Pan Am Pool wheelchair-accessible.

The pathway is quite short. It is the "missing link" in an otherwise reasonably-navigable concrete path of streets and parking lots connecting Poseidon Bay seniors' residences with Grant Park Shopping Centre on a line running south of (behind) Pan Am Pool and Grant Park School. This cut-through could save people in wheelchairs going much further around by using the sidewalk on Grant.

However, the current pathway is gravel and mud. It is impassable for people in wheelchairs for much of the year, and not very convenient the rest of the time.

Bringing the pathway up to current standards would help two groups of wheelchair users have better access to the Pan Am Pool and Grant Park Shopping Centre.

The first group is Grant Park students who are in wheelchairs. The school has an extensive program of supporting students with physical and mental challenges. The opportunity to have physical exercise at Pan Am Pool greatly adds to the program for these students.

The second group is seniors from nearby residences on Poseidon Bay. Safeway sends its own bus to these residences, but it doesn't pick up people in wheelchairs.

Gaye Foster, who has been a strong advocate for this project, pushes her husband's wheelchair through mud and slop more than half the year to give him an outing at Grant Park Shopping Centre. There are many other family members in a similar position in those residences.

Mr. Mirecki advises that we have received permission to access Winnipeg School Division Property to develop the pathway. There was no indication of any financial support.

The cost to develop the wheelchair accessible pathway is $30,000.00.

2. Pan Am Pool Training Room...

The cost of the development of the room is $85,000.00. This training room will allow the City to store equipment for recreation programs when it's not being used. I had a full briefing from Mr. Mirecki and I'm sure he could provide more details if necessary.

Thank you for your help on this.

Donald

SYNYSHYN ARCHITECTURE INTERIOR DESIGN INC





PAN AM POOL – 25 POSEIDON BAY

INTERIOR RENOVATIONS OF TRAINING ROOM AND CLASSROOM / MPR FOR THE PAN AM POOL

Winnipeg Manitoba

Submitted to City of Winnipeg Public Works Department
Reference Purchase Order #35806

ARCHITECTURE

PLANNING

INTERIOR DESIGN

FACILITY MANAGEMENT

PRESENTATIONS

603 Hammond Building
63 Albert Street
Winnipeg, Manitoba
Canada R3B 1G4
204 / 947-1100
204 /956-5742 Fax
Info@synyshyn.com
www.synyshyn.com

City of Winnipeg
Public Works P.O. #35806

Pan Am Pool Training Room & Classroom/MPR Interior Renovations

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City of Winnipeg
Public Works P.O. #35806

Pan Am Pool Training Room & Classroom/MPR Interior Renovations

Project Sheet & Contacts

Client:	City of Winnipeg Public Works Department Lou Chubenko Building Services Division 100 Main St., Main Floor Winnipeg, Manitoba R3C 1A4 T: (204) 986-7278 F: (204) 986-7311
Architectural Consultant:	Synyshyn Architecture Interior Design Inc John Synyshyn 603 – 63 Albert St. Winnipeg, Manitoba R3B 1G4 T: (204) 947–1100 F: (204) 956–5742
Mechanical/Electrical Consultant:	MCW/AGE Steve Reaburn 210-1821 Wellington Avenue Winnipeg, Manitoba R3H 0G4 T: (204) 779-7900 F: (204) 779-1119
Structural Consultant:	Lavergne Draward & Associates Julien Lavergne 402-138 Portage E Winnipeg, Manitoba R3C 0A1 T: (204) 947-2222 F: (204) 947-2522

City of Winnipeg
Public Works P.O. #35806

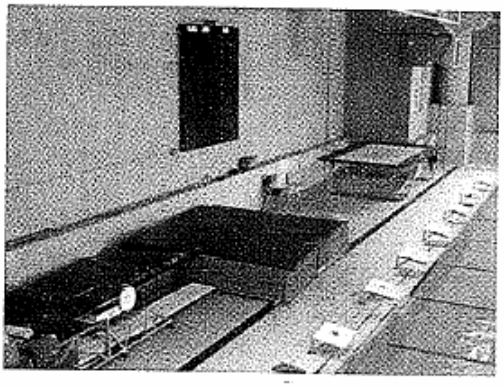
Pan Am Pool Training Room & Classroom/MPR Interior Renovations

Terms of Reference

Purposes of Study

To comply with safety regulations by relocating diving training equipment from the pool deck to a safe and secure area. As well as create a multi-purpose classroom for general use.

View of existing diving training equipment of pool deck.



Scope of Work

To develop a design and layout and establish costs based on the following provisions.

1. To determine if the area identified is possible to contain the equipment for the training room and MPR/classroom and to assess the cost in making renovations to the area and construction of the proposed facilities.
2. To provide a plan for a development scheme with materials and probable costs for the construction of the new rooms.

City of Winnipeg
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Pan Am Pool Training Room & Classroom/MPR Interior Renovations

Location of Work

The subject location of the proposed renovations are in the main lobby of the Pan Am Pool, on the second floor across from the hall of fame and adjacent to the running track.

Second floor main lobby and running track.



Program

1. A training room to accommodate the diving club's trampoline, dry board, and mats. Required to be open for visibility and ventilation yet be secure.
2. A private classroom and/or multi-purpose room for meetings and educational purposes.

The existing available space is approximately 2260 square feet.

Space Requirements

Training Room net area:	980 s.f.
Multi-Purpose Room net area:	750 s.f.
Total Gross area:	1730 s.f.

Outline Specifications

Base Bid

Training Room

- Demolition
  - Cut out and removal of floor mat
  - Relocate hanging artwork
- Walls
  - Steel stud framing @ 24" o.c., 10' height. Securely fastened to floor with expansion anchors embedded in concrete floor with epoxy grout
  - 4'x8' coloured transparent acrylic panels mechanically fastened on both sides of stud framing
  - 6" stainless steel base along wall perimeter on both sides of stud framing
  - 18" stainless steel banding at top of wall perimeter on both sides of stud framing
- Doors & Frames
  - One set of 3'0" x 8'0" double doors
  - Metal doors and frames primed and painted with enamel paint
  - Panic Hardware on doors
- Floor Finishes
  - Clean and repair existing concrete
  - Mondo Advance Triple Layer 8mm sport flooring
- Electrical
  - One vandal resistant light fixture along north wall
- Equipment and Miscellaneous
  - Safety railing at north stairwell. Stainless steel tube framing with acrylic panels
  - New 10'x10' diving mat

Pan Am Pool Training Room & Classroom/MPR Interior Renovations

Classroom / Multi-purpose Room

- Demolition
  - Cut out and removal of floor mat
  - Relocate hanging artwork
- Walls
  - Steel stud framing @ 24" o.c., 10' height. Securely fastened to floor with expansion anchors embedded in concrete floor with epoxy grout
  - 4'x8' coloured transparent acrylic panels mechanically fastened on both sides of stud framing
  - 6" stainless steel base along wall perimeter on both sides of stud framing
  - 18" stainless steel banding at top of wall perimeter on both sides of stud framing
- Doors & Frames
  - One set of 3'0" x 8'0" double doors
  - Metal doors and frames primed and painted with enamel paint
  - Panic Hardware on doors
- Floor Finishes
  - Clean and repair existing concrete
  - Paint with enamel floor paint
- Electrical
  - Two suspended fluorescent light fixtures
  - Power, telephone, data outlets along south wall

Optional Construction Elements

- Training Room & MPR
  - Stainless steel finish on doors.
- MPR
  - Mondo Advance Double Layer 6mm sport flooring
  - 2x10 steel studs @ 4' o.c. with 1.5" steel decking and finished drywall ceiling underside
- Adjacent Track Flooring
  - Removal of the mat flooring in the track area adjacent to rooms. Refinishing of floor.

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Pan Am Pool Training Room & Classroom/MPR Interior Renovations

Probable Costs

Cost Summary

The following amounts include all work associated with the demolition, preparation and construction of the new spaces and all fees, taxes and a 10% contingency for changes to the work during construction, except as otherwise noted. Amounts are rounded to the nearest $100.

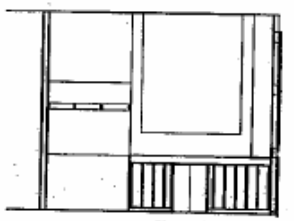
Note that these costs are estimated costs only and will change upon actual tendering of the project. We anticipate the variance between this estimate and actual costs to be approximately 10% to 15% based on Class C Cost Estimating methods.

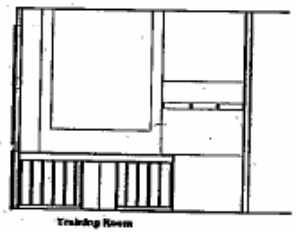
Training Room **$ 55,000.00**
Work includes:
Acrylic on metal stud wall framing.
Metal doors and frame with paint finish.
Lockable entry hardware.
Cushioned rubber flooring.
10'x10' equipment mat for diving board.
Protective railing at stair landing.
Relocation of hanging art piece.
Fees, Taxes and contingency.

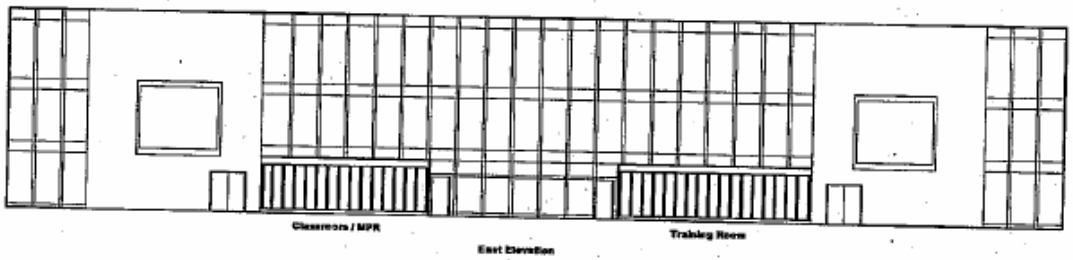
Classroom / MPR **$ 33,000.00**
Work includes:
Acrylic walls to two sides and connected to existing west wall.
Painted concrete floor.
Metal doors and frame with paint finish.
Lockable hardware.
Relocation of hanging art piece.
Electrical to south wall only.
[Finished ceiling and mechanical ventilation is not included
(See optional construction below)
Fees, Taxes and Contingency.

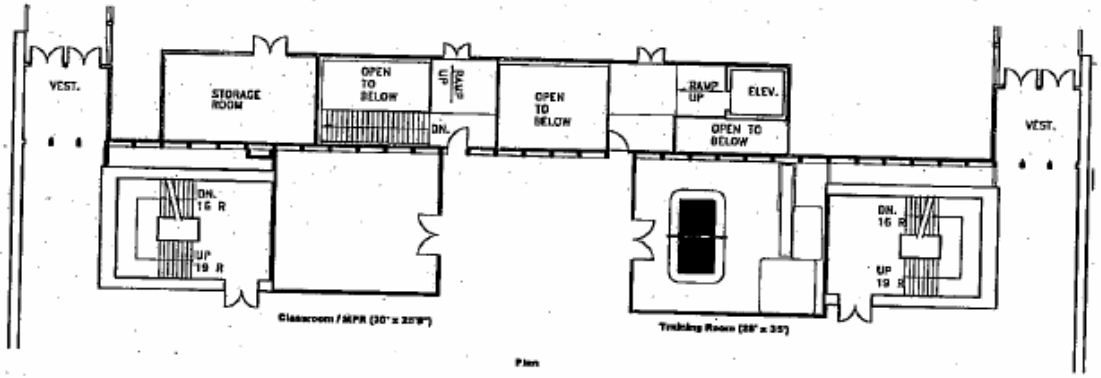
Optional Construction
[including fees, taxes and contingency]

Track Flooring – Mat Removal & Floor Finishing	**$ 1,000.00**
Ceiling and Mechanical Ventilation in MPR	**$ 8,500.00**
Rubber Flooring in MPR	**$ 6,300.00**
Stainless Steel Finish on Doors	**$ 3,500.00**









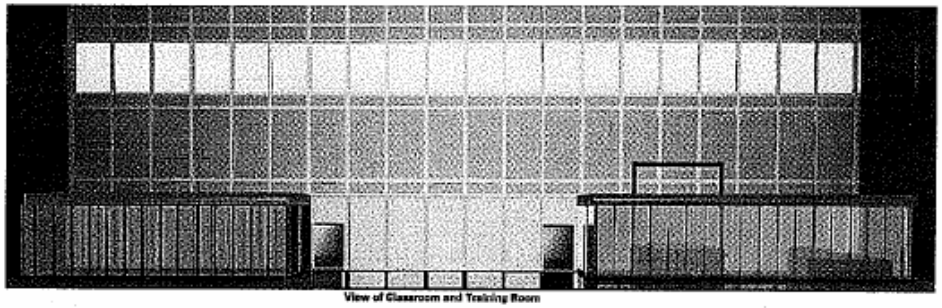
SYNYSHYN ARCHITECTURE

CITY OF WINNIPEG
PUBLIC WORKS

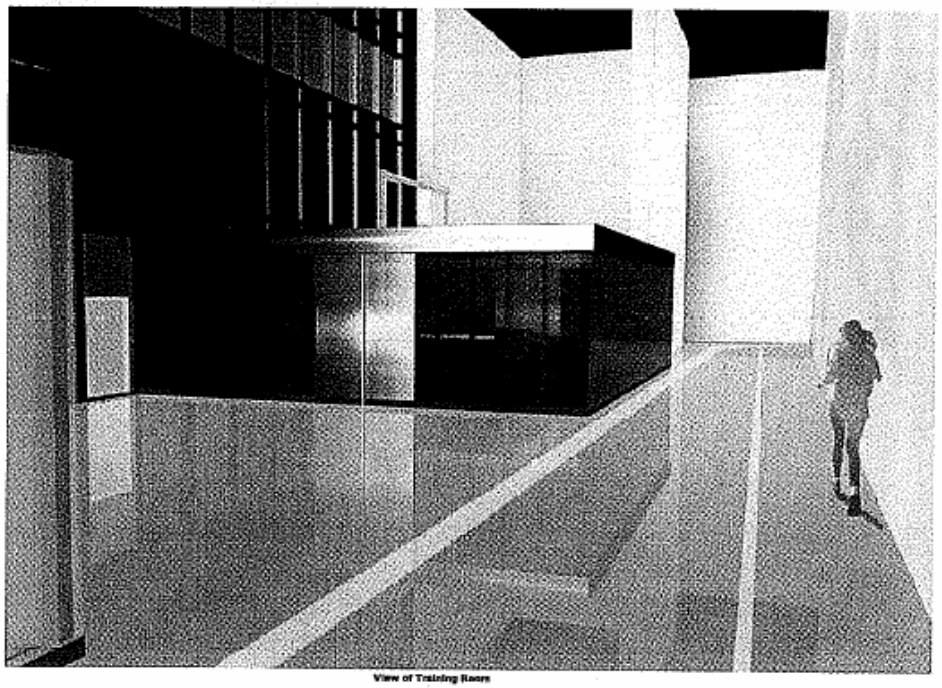
INTERIOR RENOVATION OF TRAINING ROOM AND MPR
FAN AM POOL
25 POSEIDON BAY
WINNIPEG, MANITOBA

PLANS AND ELEVATIONS
Scale: 1/8" = 1'0"

A-1



View of Glassroom and Training Room



View of Training Room

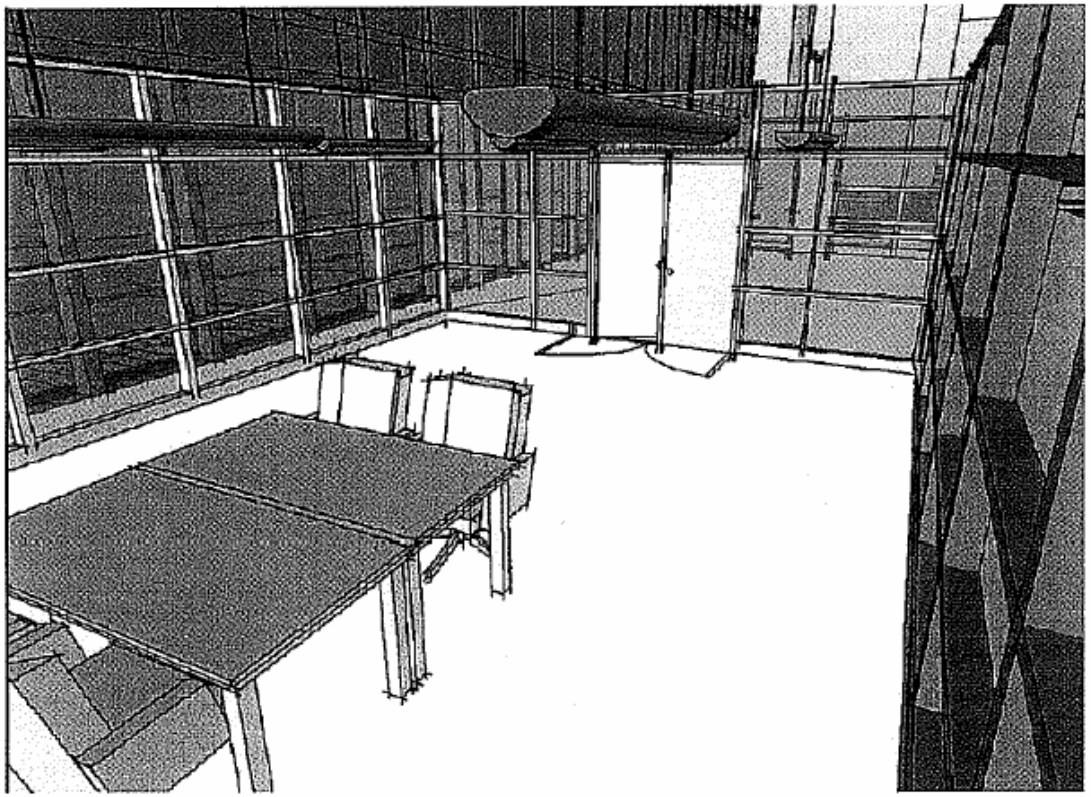
SYNYSHYN

CITY OF WINNIPEG
PUBLIC WORKS

INTERIOR RENOVATION OF
TRAINING ROOM AND M/R
PAN AM POOL
25 POSEIDON BAY
WINNIPEG, MANITOBA

PERSPECTIVE VIEWS

A-2



Conceptual Interior View of MPR

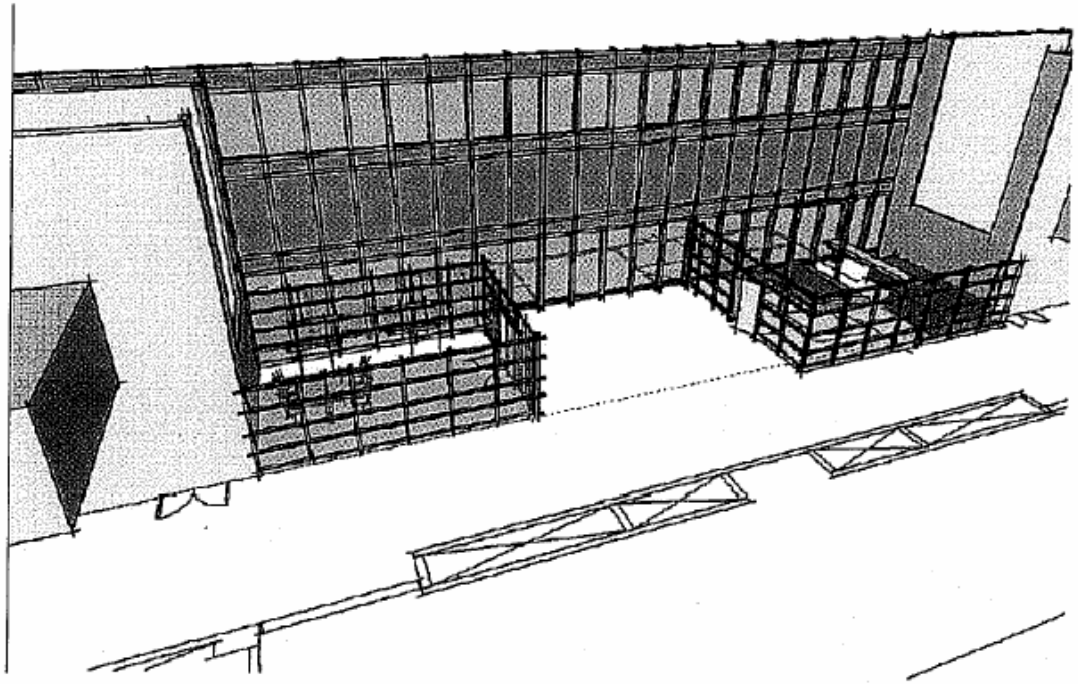
SYNYSHYN ARCHITECTURE

CITY OF WINNIPEG
PUBLIC WORKS

INTERIOR RENOVATION OF
TRAINING ROOM AND MPR
FAN AIR POOL
25 POSTCOOH BAY
WINNIPEG, MANITOBA

PERSPECTIVE VIEWS

A-3



Conceptual Bird's Eye View

SYNYSHYN ARCHITECTURE

CITY OF WINNIPEG
PUBLIC WORKS

INTERIOR RENOVATION OF TRAINING ROOM AND MPR
FAN AM POOL
25 POSEIDON BAY
WINNIPEG, MANITOBA

PERSPECTIVE VIEWS

A-6

THE WINNIPEG SCHOOL DIVISION
1577 Wall Street East, Winnipeg, Manitoba R3E 2S5
Telephone: (204) 775-0231
FAX: 783-0118

TOM W. BOBBY, C.A.
ASSISTANT SECRETARY-TREASURER

March 23, 2006

Mr. Andrew Glassco
Agreements Coordinator
8th Floor - 395 Main Street
Winnipeg, MB R3B 3N8

Dear Mr. Glassco:

Re: Property - Grant Park High School

Further to your letter dated February 16, 2006, requesting permission to enter upon Grant Park High School grounds to asphalt the existing pathway between the school and Pan Am Pool, this will advise that The Winnipeg School Division concurs with the request in accordance with the specifics as outlined.

Please proceed in preparing a formalized Access Agreement or Easement Agreement for execution on behalf of the proper officers of the Division.

If you require additional information, please contact me at 789-0404.

Yours truly,

Assistant Secretary-Treasurer
:bl

Encl.

cc: B. Wilkes, Superintendent of Schools - South
R. Appelmans, Secretary-Treasurer
B. Burdy, Principal, Grant Park High School
G. Heath, Engineering Manager

Winnipeg

THE CITY OF WINNIPEG • VILLE DE WINNIPEG
COMMUNITY SERVICES DEPARTMENT • SERVICES COMMUNAUTAIRES

February 16, 2006

Mr. Tom Bobby
Assistant Secretary Treasurer
Winnipeg, School Division
1577 Wall Street
Winnipeg, Manitoba
R3E 2S5

Dear Mr. Bobby:

The City of Winnipeg is interested in paving an existing pathway which currently connects the parking lot and rear door of Grant Park High School with the Pan Am Pool entrance. The pathway does straddle the property line with the easterly most portions being Winnipeg School Division property and the western portion being the City of Winnipeg's property. This pathway serves students who attend Pan Am Pool for fitness classes, seniors who are residents of the Poseidon Care Home, and other residents of the neighbourhood.

At this time the City of Winnipeg would like to request permission to enter upon your lands to asphalt this existing pathway, to an established standard for asphalt paths. The specifics of the City of Winnipeg's proposal are outlined below:

1. The pathway will be 2m wide and 121 m long for a total of 242 m2; for budget purposes the City will use 250 m2 to accommodate flares at the ends of the pathway;
2. 250 m2 asphalt pathway construction including; excavation, 200 mm base coarse, 75 mm asphalt and compaction;
3. Site restoration including 1 m of sod along each side of the pathway;
4. To be responsible for construction contingency, for unseen costs (silt etc), professional fees, all Administration and Finance Fees;
5. The City of Winnipeg will be responsible maintenance. However, snow removal will not be on a daily basis, but as warranted;
6. The City would be willing to enter into a formalized Access Agreement or Easement Agreement; which will be subject to Council approval or Council delegated authority;

It is my understanding that through our long standing relationship, and in consultation with our Insurance Branch, that the City of Winnipeg has the Winnipeg School Division and the Manitoba of School Trustees, (MAST) as named insured and that the City has adequate evidence of insurance on file. However, should your Division require reciprocal insurance for this project please detail and

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provide your insurance requirements to the undersigned and I will have the appropriate Certificate of Insurance issued through our Insurance Division.

Thank you for your consideration of our request. Should you have any questions, concerns or require additional information please contact me directly 986-3806 or mail to: aglassco@winnipeg.ca.

Yours Sincerely,

Andrew Glassco

Andrew Glassco
Agreements Coordinator

c.c. Gerald Mirecki, Manager of Community Development and Recreation Services
Grant Peterson, Administrative Coordinator
Norm Fear, Superintendent of Park Services-South Area
Curt Borley, Superintendent of Landscape Development Services
Elaine Martin, Supervisor of Insurance and Risk Financing
Leonard Strijack, Solicitor Legal Services