Report - Executive Policy Committee - October 17, 2007

Item No. 2 Norberry-Glenlee Community Centre - Land Dedication Reserve (St. Vital Ward) File EP-2

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 17, 2007, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submits the following to Council:

1. That an expenditure in the amount of $50,000.00 be authorized from the Riel Land Dedication Reserve to the Norberry-Glenlee Community Centre to assist with the cost of the Renovation and Expansion project.

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 17, 2007, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 9, 2007, the Riel Community Committee recommended an expenditure in the amount of $50,000.00 be authorized from the Riel Land Dedication Reserve to the Norberry-Glenlee Community Centre to assist with the cost of the Renovation and Expansion project, and forwarded the matter to the Executive Policy Committee.

COMMUNITY COMMITTEE DECISION:

On September 10, 2007, the Riel Community Committee concurred in the administrative recommendation and approved a Community Incentive Grant in the amount of $50,000.00, funded from St. Vital Ward allocation, not to exceed a maximum of 50% of the total project cost, to the Norberry-Glenlee Community Centre to assist with the cost of the Renovation and Expansion project, subject to conditions.

Norberry-Glenlee Community Centre (NGCC)
Renovation and Expansion Project

PROJECT DESCRIPTION

The Norberry-Glenlee Community Centre (NGCC) Renovation and Expansion Project will provide the Riel community with a new gym, multi-purpose rooms and office space to house a variety of new programs not previously offered such as basketball, volleyball, gym drop-in as well as provide additional space for community gatherings and meetings. The improved facility will provide the 25,000+ residents of NGCC's catchment area with new recreational and leisure opportunities and accommodate programs for a variety of groups, including seniors and pre-schoolers.

The NGCC Renovation and Expansion Project is a direct response to the 2003 Building Communities Initiative (BCI) community consultation where the community identified the need for a gym for drop in and recreational programming in the Glenlee Community Centre catchment area. BCI has provided $650,000 to support the development of a gym.

In light of the City of Winnipeg's Recreational, Leisure and Library Facilities Policy (RLLF), Norberry and Glenlee Community Centres agreed that the community could be better served by an amalgamation of services and facilities. As the Glenlee site could not accommodate the type of facility envisioned by the community centres, the Norberry site was chosen for redevelopment. BCI agreed that a transfer of funds to this site made perfect sense, given the new facility would serve both catchment areas. Norberry Community Centre and Glenlee Community Centre began discussions to amalgamate services to address concerns with programming, funding, and volunteerism. As part of this process, the centres held four community consultations to ensure the community was supportive of a strategic merger and to solicit input on types of amenities that would be of most benefit to the community. The community overwhelmingly supported the merger, resulting in the new Norberry-Glenlee Community Centre. The community reinforced the need for a gym and further identified the need for a multi-purpose room and an indoor sports/multi-use facility.

NGCC has decided to move forward with phase 1 of the project which calls for the addition of a gym, multi-purpose room, new front lobby and support space, thus providing much-needed programmable space and a fresh, new look to the community centre. Conceptual drawings have been developed to represent the community's needs, with an emphasis on Phase 1 and its adaptability to future additions (please see Appendix).

In 2006, Phase 1 was prioritized through the General Council of Winnipeg Community Centres' (GCWCC's) District Planning process and the project received an additional $1M in funding from the Community Centre Investment Fund

With the support of the community, BCI, GCWCC and the City of Winnipeg, NGCC has secured $1.65 million in funding to date for phase 1 of the project. In addition, the NGCC Board has provided $20,000 of its own funds to the planning process already undertaken and $100,000 to the building project itself. The total cost of the project is estimated at $2.2 million. As a result, the NGCC is seeking $600,000 through MRIF to move forward with phase 1 of the expansion and renovation project.

According to current project timelines, phase 1 of the project hopes to break ground in the fall of 2007 with a completion date of summer/fall 2008.

This project exemplifies what can be accomplished through the City of Winnipeg's new RLLF policy. Because the community has supported the merger of the centres, this project has been identified as a flagship project for the new RLLF policy. NGCC is one of the first community centres to amalgamate under the new policy and hopes to be the first community centre to complete their community project.

CALNITSKY ASSOCIATES
ARCHITECTS

Norberry Glenlee Community Centre
Addition and Renovation – Phase 1
26 Molgat Avenue
Winnipeg, Manitoba

Class 'C' Construction Cost Estimate

March 1, 2007

New gymnasium addition to existing community centre to include new lobby, multi-purpose area, bar, canteen, storage room, washrooms, etc.

- Overall area of new addition is approximately 10,600 sq. ft.
- Architectural / Structural 955,000
- Mechanical 375,000
- Electrical 260,000

Total .....$ 1,590,000

Alterations to the existing community centre to include enlargement of social hall, new coat room, new expanded lobby area, modifications to change rooms, tie-in costs as required, etc.

- Overall area of existing building is approximately 10,000 sq. ft.
- Renovations to existing community centre .....$ 450,000

Total 2,040,000
10% contingency .....$ 200,000

Total (existing building and new addition) ..... $ 2,240,000

ARCHITECTURE / INTERIOR DESIGN
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