**Agenda - Executive Policy Committee - November 12, 2008**

## REPORTS

**Item No. 7** **General Council of Winnipeg Community Centres - Community Centre Investment Fund – Valour Community Centre Expansion Project (Daniel McIntyre Ward) File PR-2**

GENERAL COUNCIL OF WINNIPEG COMMUNITY CENTRES RECOMMENDATION:

That $180,000 from the Community Centre Investment Fund be allocated to the Valour Community Centre Expansion Project.

**RE:** General Council of Winnipeg Community Centres; Community Centre Investment Fund

**FOR SUBMISSION TO:** Executive Policy Committee, City of Winnipeg

**REPORT DATE:** October 16, 2008

**RECOMMENDATION:**

**That $180,000 from the Community Centre Investment Fund be allocated to the Valour Community Centre Expansion Project.**

## Report

### REASON FOR THE REPORT:

As per the City of Winnipeg's Recreation, Leisure and Library Facilities Policy, adopted in May 2005, the General Council of Winnipeg Community Centres (GCWCC) is recommending additional funding from the Community Centre Investment Fund to ensure that the Valour Community Centre Expansion project be completed by Spring, 2009.

The last GCWCC Community Centre Investment Fund recommendation was submitted in July 2007.

### PROJECT HISTORY:

The Building Communities Initiative community consultation process identified a new gymnasium at Isaac Brock Community Centre as a priority in 2003. The project was put on hold during the Public Use Facilities Study (PUFS) and the Recreation, Leisure and Library Facilities Policy (RLLFP) but was reactivated in 2006 when the Board of Directors of Isaac Brock CC agreed to give up their satellite site on Minto to rationalize the square footage needed for the gymnasium at Isaac Brock. The project was approved through the GCWCC District Planning Process and architectural consultants were hired to develop a plan that was well received at a Public Open House in February, 2007. Also during this time, Clifton, Orioles and Isaac Brock Community Centres amalgamated under the new name, "Valour Community Centre" as a means of increasing efficiencies in programming, manpower, and finances.

To date, the project has secured $651,000 from the Building Communities Initiative, $70,000 from the Community Incentive Grant Program, $278,081 from the Land Dedication Reserve and $1,015,659 from the Community Centre Investment Fund, for a total of $2,014,740.

A further $30,000 has been confirmed from Community Places, although the money has yet to be received into the project account.

**PROJECT RATIONALE:**

No increase in square footage was required (Isaac Brock Board had passed a motion to give up their satellite site at Minto); start-up money was in place from the Building Communities Initiative; community consultations were held highlighting the need for additional gymnasium space within the community; there is a high percentage of vulnerable and at-risk youth in the community; project was deemed a priority through the GCWCC District Planning Process.

**PROJECT SCOPE:**

The project will see the renovation of the current auditorium into a regulation-size gymnasium, able to accommodate basketball, volleyball and many other gym-related activities. Renovations will continue throughout the main floor and basement and carry on to the outside of the building to give a fresh, new appearance. A new parking lot will be located on the north side of the property, to accommodate 40 cars.

**DISCUSSION:**

Construction at the Isaac Brock site of Valour Community Centre is proceeding satisfactorily. Steel structure for gym has been erected and masonry is currently underway. Demolition uncovered unexpected conditions that resulted in an increased scope of work.

Roof trusses:

- Demolition uncovered that some of the original roof structures had been left intact. Newer trusses had been installed over the original roof framing which effectively hid these structures from view. Design indicated that the roof/ceiling in some of these areas were to be removed which resulted in extra structural and demolition costs. Additional structural support upgrades were also required for the basement area when it was discovered that the existing joists were not up to code and required bridging and strengthening.

Fire Code:

- A number of building code upgrades were required. During Plan exam, the Fire Inspector requested an additional point of egress for the gymnasium floor area and a widening of the Fire Lane for apparatus access.

Wiring:

- The existing BX wiring in the basement and garage requires upgrading to meet current electrical code standards. An electrical panel that was to be re-used disintegrated during removal and a decision was made to relocate the wiring to another panel resulting in a portion of the upgrade costs. A security system was not identified on the original drawings and will be required. These upgrades were not covered in the original bid document.

The total number of current PCN's (Proposed Change Notices) is $120,000. It is anticipated that this figure will increase before project completion (March, 2009).

**IN PREPARING THIS REPORT THERE WAS:**

**Internal Consultation With and Concurrence By:** the GCWCC Board of Directors

**THIS REPORT SUBMITTED BY:** the General Council of Winnipeg Community Centres