Project Description

The project scope of work shall also include but not be limited to the following Architectural, Structural, Electrical and Mechanical recommendations and considerations:

The Community Centre Board would like to reconfigure the existing 1,636 sf clubhouse, resulting in a much more efficient use of space, prioritizing barrier-free washrooms.

Demolition areas to include: 3 existing dressing rooms, washrooms, boardroom and lobby. Kitchen to remain intact. Asbestos abatement is required and it will be coordinated by the City of Winnipeg. The men's washrooms have ongoing issues with aged urinals and leaking plumbing for several years.

New drywall and paint to replace the existing panelling. Exterior concrete block walls in old dressing rooms and north wall of board room to be insulated and studded to allow for drywall and paint. All interior walls where asbestos wall board and paneling has been removed require drywall and paint. New 10 mm skate flooring, upgraded electrical and T-bar ceiling throughout renovated area.

New main entrance door to meet accessible requirements complete with actuator.
Replace existing steel exit door on South side with same size with new locks and frame. This item is one that was listed on annual inspection report as deficient. The City of Winnipeg will be funding a new accessible ramp and automatic door opener with anticipated completion in the fall of 2018.

All design considerations shall be based on the City of Winnipeg Community Centre Design Guidelines.

The Grants coordinator and board have been working with John Van Leeuwen Architecture and Design to prepare preliminary drawings and obtain a class 3 (C/D) cost estimate. There will be at least 3 contractors invited to an open bid process once drawings have been finalized, with anticipation of work beginning in April of 2018 and ending in September of 2018.

The project has been broken down into 2 phases to increase our options for finding procurement. Phase 1 has begun on May 7, 2018 and is projected to be completed at the end of July 2018. Phase 1 costs are estimated at $181,297.50. All funds for this phase have been secured. The goal is to secure funding before phase 1 is complete which will allow the contractors to stay on site and continue with the project until completion..

Phase 2 will consist of the demolition of original washrooms and boardroom walls. The flooring will be replaced along with ceiling tiles, lighting and the interior walls will be painted. We are hoping to begin this phase directly following the completion of phase 1 in July of 2018 or shortly thereafter, all dependent on funding. Phase 2 costs are estimated at $101,241.00.

Total project cost is $282,538.50 of which $181,297.50 has been secured.

Project Benefits

The South Transcona Community Centre has been around since incorporation on February 9, 1968 and has remained almost entirely original until a kitchen renovation in 2013. The centre is used on an ongoing basis by residents who reside in the South Transcona Hamlet as well as those residing in Winnipeg and surrounding areas. We offer programming to engage all members of the community. We have been host to multiple

birthday parties, baby & wedding showers, anniversaries, movie shoots, gaming nights, fundraising initiatives for Cancer Care, corporate meetings and gatherings.

We are working on a new vision to enable us to offer a wider variety of programming catering to youth, seniors and newcomers in order to keep them involved in their community. We are opening up the centre to retired user groups who need a space to meet and stay engaged with their neighborhood support groups. We have recently acquired additional neighborhoods in our immediate area as a result of the GCWCC and City of Winnipeg community centre boundary review. We will be soliciting and welcoming our new neighbors to enjoy our centre.

We have had ongoing requests from all levels of Government to use our building as an election polling site. We have to continually decline as we are not considered an accessible building. We sponsor sports teams out of our centre who have expressed the desire for a larger usable space for indoor team training.

We have a large senior's population in this area and would love to be able to offer programming specific to that demographic. The kids in the neighborhood as well as surrounding areas come to the club on a daily basis in all seasons to use the rink, wading pool, baseball diamond and park areas for multiple activities.

We feel this renovation will allow our centre to become modern, energy efficient, accessible and will appeal to a wider range of people in the community who will be able to enjoy the improved space along with the increased variety of program options we will be offering.

June 1, 2018

To: East Kildonan Transcona Community Committee

RE: South Transcona Community Centre Accessibility Renovation Project

Please be advised that the South Transcona Community Centre is amending the scope of our project due to cost estimate increases. We would like to prioritize certain components of this project in order to meet the needs of the community. We would like to make it a reality and have conferred with most funding partners and have decided to phase the project as we have funding in place to begin the project immediately.

We are hoping for your continued support with this phase of the project which consists of accessible washrooms, UTR, new accessible main entry door, new south, facing entry door and the relocation of the stairs leading to south door. The revised total cost for the first phase is now $181,297.50. All other funding is confirmed from the following sources:

City of Winnipeg Accessibility Grant	$50,000.00
GCWCC Capitol Grant	$25,000.00
Community Centre Renovation Grant	$50,000.00
South Transcona Community Centre	$ 6297.50
	$131,297.50
CIGP	$50,000.00
	$181,297.50

We appreciated your support of this project with the application to CIGP and approval on January 16, 2018 and would greatly appreciate your support in this matter ASAP. We have secured project plan approvals from the City of Winnipeg.

Sincerely,

Louise Hedman

South Transcona Community Centre

Vice President

Grants Coordinator

STCC Renovation Budget

Phase 1

Architect Fees $ 13750.00 & $687.50(GST) & $330.00(PST) = $14,767.50

Westland Construction $158,600.00 & 7,930.00(GST) = $166,530.00

Demolish existing dressing rooms, stud out and insulate exterior cinder block walls, replace south facing entry door, replace and widen main entry door to accessible standards, relocate stairs to south entry door, relocate north side crawl space hatch, install new electrical panel, remove flooring in existing dressing room areas, install new accessible washrooms and RTM.

Total estimated cost for phase 1 $181,297.50

Phase 2

Architect fees $ 5,000.00 & $250.00(GST) = $5250.00

Demolish existing boardroom interior walls, remove old flooring, ceiling tiles, electrical, demolish and remove existing male and female washrooms and all plumbing, rework mechanical, install new rubber skate flooring throughout phase 2 area, install new drywall and ceiling tiles and lighting. Paint and finish.

Contractor Quote $ 91,420.00 & $4,571.00(GST) = $95,991.00

Total estimated cost for phase 2 (not including inflation) $ 101,241.00

Total estimated project cost $282,538.50

November 7th, 2017

South Transcona Community Centre
c/o Louise Hedman
124 Borden Avenue
Winnipeg, MB
R2C 3L7

Capital Grant Application:
Clubhouse Renovations

Dear Louise:

We are pleased to advise that the GCWCC Board has approved your above-referenced Capital Grant application in the requested amount of $25,000.00.

It is very important that your next step be to obtain written project approval from the City of Winnipeg. Approved projects will be provided with a signed "Project Sign-Off Document" which authorizes the work to proceed. The Project Sign-Off Document addresses the project plans, specifications, requirements for contractor insurance, Workers Compensation Board clearance, and verification of all project funding sources. To initiate the project approval process, please contact Bruce Kazun (Municipal Accommodations Division) at 204-986-7072 or *bkazun@winnipeg.ca*. Community Centres should not proceed with any project work until receiving a copy of the signed Project Sign-Off Document. Once work is complete, please contact Bruce Kazun again, to inspect the finished project.

In order to obtain your Capital Grant monies, you will need to provide GCWCC with invoices or receipts related to your improvement project. These items may be faxed (204-475-5812) or scanned/emailed (*cathy@gcwcc.mb.ca*) into us for reimbursement. They can be submitted individually, or for the entire grant amount at once. Please note that related GST charges are ineligible for reimbursement under our grant program's criteria.

Should you have further questions, please do not hesitate to contact our office. Congratulations, & best of luck in this capital improvement endeavour!

Sincerely,

Marlene Amell,
Executive Director

/cs
cc: Bruce Kazun, C

WE HAVE MOVED TO:

Unit 400 - 10 Fort Street
Winnipeg, MB
R3C 1C4
Tel: (204) 475-5008 • Fax: (204) 475-5812
E-Mail: mamell@gcwcc.mb.ca
Website: www.gcwcc.mb.ca

Winnipeg

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

December 7, 2017

Louise Hedman
South Transcona Community Club Inc.
124 Borden Avenue
Winnipeg, Manitoba
R2C 3L7

Re: Community Centre Renovation Fund - Fall 2017 Intake

Dear Ms. Louise Hedman,

Your request for $50,000.00 to undertake the Accessibility Renovation Project has been approved for support through the Community Centre Renovation Fund. Congratulations!

Attached is a checklist of the steps required to claim the funds approved for your project.

The first, and most important step, is to obtain written project approval from the City of Winnipeg. Approved projects will be provided with a signed *Project Sign-Off Document* which authorizes the work to proceed.

The *Project Sign-Off Document* addresses the project plans, specifications, requirements for contractor insurance, Worker's Compensation Board clearance and verification of project funding sources. To initiate the project approval process, please contact:

Bruce Kazun
Municipal Accommodations Division
Property, Planning & Development Department
City of Winnipeg
4th Floor-185 King Street
Winnipeg, MB, R3B 1J1
Phone: 204-986-7072
Email: bkazun@winnipeg.ca

Community Centres should not proceed with any project work until receiving a copy of the signed *Project Sign-Off Document.*

Community Centres are eligible to access the approved funding once a completed *Project Sign-Off Document* has been received.

Upon receipt of the completed *Project Sign-Off Document*, 50% of the amount awarded from the Community Centre Renovation Fund will be released. The funds will be directly deposited to the community centre's bank account.

The community centre will pay for the remaining 50% of the project. This amount will be reimbursed in full once your project has been completed and final inspection has occurred by the Municipal Accommodations Division. Please submit copies of all required permits and project invoices with proof of payment using the attached *Final Claim Form*.

Additionally, please note that projects must be completed, with all documentation and claims submitted, within 18 months of this letter's date.

Attached is a checklist of the process steps to assist you. If you have any questions or concerns, please contact me at 204-986-2216.

Sincerely,

M. Kowal

Monika Kowal
Grant Administrator
Community Centre Renovation Fund

c.c.
Bruce Kazun, Municipal Accommodations Division, Planning Property & Development Department
Peter de Graaf, Community Development & Recreation Services Division, Community Services Department
Paul Skutnik, Community Development & Recreation Services Division, Community Services Department
Wendy Hein, Community Development & Recreation Services Division, Community Services Department
Marlene Amell, General Council of Winnipeg Community Centres
Cindy Fox, General Council of Winnipeg Community Centres

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Planning and Land Use Division • Division de l'urbanisme et de l'usage des sols

In reply please refer to / Référence à rappeler :

(204) 986-2131
Fax / Téléc. : (204) 986-3684

May 1, 2017

South Transcona Communtiy Centre
124 Borden Ave.,
Winnipeg, MB
R2C 3L7

Dear Anne Mahdi,

RE: CITY OF WINNIPEG ACCESSIBILITY PROGRAM

The Accessibility Program selection committee is pleased to let you know that $50,000.00 has been approved for the South Transcona Community Centre to renovate washrooms and to replace the doors and add power door operators to make your building more accessible to all Winnipegers.

The approval process now includes drawing up and signing a legal agreement with the City. The documentation has been submitted to the City Legal Services Department and we hope to receive the prepared document for you signature soon. Please do not proceed with any work until that document is signed. We will be in touch soon.

If you have any questions please don't hesitate to call me at 986-2131.

Yours truly,

Judy Redmond
Universal Design Coordinator
jredmond@winnipeg.ca