

Part B – PROJECT PROPOSAL SUBMISSION

Scout Hall Renovations

Eligibility Criteria

Organization Description

The Transcona Scout Hall Association Inc. was founded in 2022 with the vision of saving the Scout Hall at 110 Winona Street. Our mission is fourfold:

- (a) To safely maintain and operate Scout Hall (the building) in order to provide a physical location for members of the First Transcona Scout Group to meet.
- (b) To independently raise funds for the operation and maintenance of Scout Hall.
- (c) To endeavor to hold social events in Scout Hall for the 1st Transcona Scout Group when feasible.
- (d) To endeavour to hold social events in Scout Hall for other members of community when not required by the 1st Transcona Scout Group.

We are an incorporated not-for-profit registered with the province of Manitoba.

Project Description

History and Renovations

The Scout Hall at 110 Winona Street is a pillar of the Transcona community. The original building was built in 1956 where the current playground is and burnt down in 1958. It was replaced by the present building built in 1959 by the citizens of the then Town of Transcona. Given its near 70 - year history, it has been the place for Scouting to grow and thrive in east Winnipeg. The Scout Group is now on their third and, in some cases, fourth generation of youth involved in the program demonstrating the depth of connection that the Transcona Scout Group has with the community. The Hall is owned by the Transcona Scout Hall Association Inc. on land owned by the City of Winnipeg.

During a City of Winnipeg inspection in November 2019 the building was found to have asbestos in the form of vermiculite insulation. Scouts Canada then forbade the use of the building by the 1st Transcona Scout Group to provide the Beavers, Cubs and Scouts

their scouting programs. From December 2019 to March 2020 Pinchin Environmental Ltd took material and air samples at the hall, confirming that several areas of the building were contaminated with asbestos. Remediation was conducted and the building was confirmed clear of asbestos by the City of Winnipeg and Pinchin in July of 2023.

Renovations

The remediation portion of the project included the removal of all asbestos, duct work, contaminated ceiling tiles, floor tiles and insulation. We are at the renovation stage of the project. Once funding is approved we will be able to complete the renovations below with the goal of reopening the building in October or November of 2026.

The electrical system, lighting etc, needs to be updated as most of the wiring is decades old, deteriorating and no longer to code. An electrical plan will be created for a new distribution panel, updated LED ceiling lighting, ceiling fans, wall electrical switches and receptacles.

New ceiling tiles needs to be installed in the main hall. This would be completed in cooperation with the installation of the new ceiling lighting fixtures and fans. Ceiling tile that absorbs at least 60% of sound in the room would be considered. This will help alleviate the problem of sound echoing in the main hall.

Other needed renovation items:

- Drywall in the hallways, kitchen, office, classroom, stairwell and upstairs storage room.
- Soundproofing of the bathrooms, office and classroom.
- Further echo reduction in the main hall.
- Replacement flooring for the main hall, hallways, kitchen, bathrooms, office and classroom.
- Replacement main entrance doors on Winona Street and a new smaller kitchen window.
- Replace the broken air conditioner system.
- Fire and burglar alarm system.

Public Use Case

In the wider community the Hall is often used for birthdays, showers, socials and community events. The outside of the building compliments the newly renamed Wendy Baxter Memorial Scouts Park. We have already created a plan to improve the Main Hall in order to make it more accessible and more inviting. In our renovations we are going to make the building more accessible and safe, as well as more appealing through internally soundproofing the building. We plan on putting together a website that will attract new clients to use the space for all their events.

Attachments

Transcona Scout Hall Association Inc. Annual Return of Information, September 1, 2026

Scope of Work, Unit 7 Architecture Inc. and 2 Architecture Inc.

Site Location Plan

Contractor Quotes