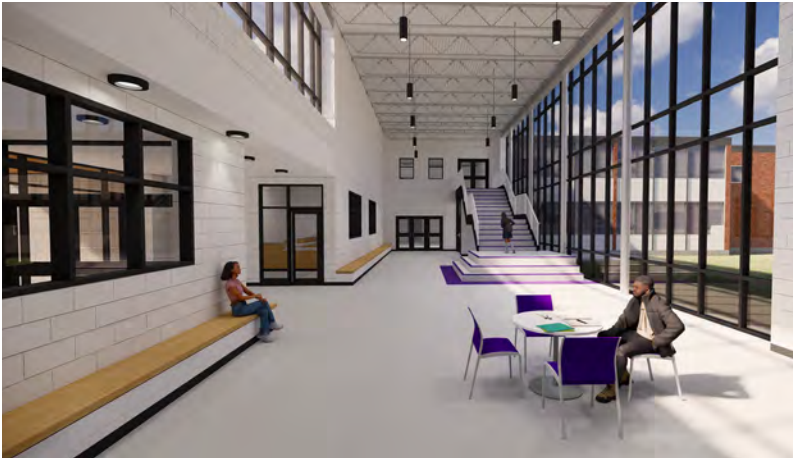




DIVISION SCOLAIRE
LOUIS RIEL
SCHOOL DIVISION



WINDSOR PARK COLLEGIATE & COLLÈGE BÉLIVEAU TRANSITION FEASIBILITY STUDY

Preliminary Assessment & Conceptual Design Recommendations

APRIL 26, 2023

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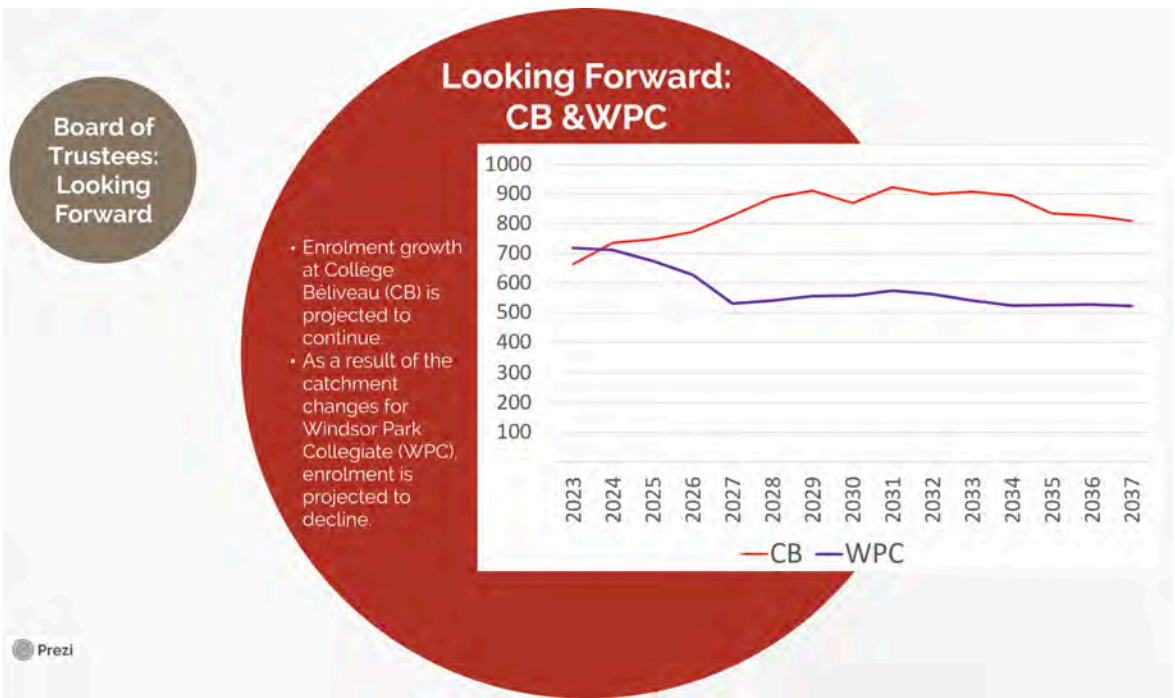
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Development Budget, by HTFC Planning and Design



*the above chart and background data on the facing page is according to the LRSD's presentation "High School Reconfiguration in the Southeast Quadrant of the Louis Riel School Division: Planning for the Present and Future", March 1, 2023, <https://prezi.com/view/5pKmD0Cfd9fz9fHvxabd/>

PART 1 - INTRODUCTION

Background

The Louis Riel School Division (LRSD) Board of Trustees decided in June 2022 that an exchange of the Windsor Park Collegiate and Collège Béliveau buildings is the most optimal, sustainable, and achievable solution to the changing enrollment patterns in the southeast quadrant of the school division. The exchange is triggered by the fact that currently, based on enrollment data, the sizes of each building do not meet the projected school populations. Enrollment growth at Collège Béliveau is projected to continue, while enrollment for Windsor Park Collegiate, is projected to decline as a result of catchment changes.

1015 Cottonwood Road

The building at 1015 Cottonwood Road, which currently serves Windsor Park Collegiate, accommodates students from Sage Creek at present. However, in 2024 it is anticipated that these students will begin transitioning to another building. As a result, following upcoming catchment changes, the building at 1015 Cottonwood Road will have a surplus of learning space relative to the enrollment projections of approximately 550 students.

296 Speers Road

The building at 296 Speers Road, which currently serves Collège Béliveau, was originally built in 1956 with a number of subsequent additions to accommodate growth. The school site has now reached a point where there is no longer the sufficient space to accommodate another addition to support Collège Béliveau's projected enrollment growth of approximately 900 students.

Summary of Process

The LRSD engaged Prairie Architects Inc. and their development team consisting of Wolfrom Engineering Ltd., KGS Group, HTFC Planning and Design and Postma Quantity Surveying to design concepts with cost estimates for each

school, to accommodate the exchange of buildings. The work has included consultation with community, Divisional leadership, and school administration and staff teams.

The development team conducted existing building assessments of each school building and analyzed current need and utilization of spaces. The findings informed the development of two preliminary concepts for each building, which included:

- selective demolition of portions of existing building;
- new construction additions;
- renovation of the existing spaces; and
- site development.

The preliminary concepts were presented to community and based on input received, the development team produced conceptual drawings and outline specifications of the final concept design, from which a Class D cost estimate was based. Subsequent phases of this project will need to include a full design development stage, where additional consultation will be sought and operational logistics considered; finalization of the construction drawings and specifications; and the phased construction stages, where the vision of the school communities are fully realized.

Limitations

The on-site building reviews were conducted through visual observation and no destructive or exploratory investigations were undertaken to determine existing conditions within construction assemblies or concealed conditions.

In addition, testing to confirm the presence of hazardous materials was not a part of this study. A detailed hazardous materials inventory and assessment is recommended as part of the next stages of the project development and prior to

any building alteration or demolition.

Estimated Costs

As previously noted, a Class D cost estimate of probable construction costs was prepared based on the final preferred concept. Postma Quantity Surveying performed the costing, which is included as Appendix E to this report. A summary of the Class D cost is as follows:

Due to the preliminary nature of design documents at this early stage in the process, and the renovation scopes of work, a design and pricing contingency of 15% has been carried within the Class D price. In addition, an escalation allowance of 8% has been included to accommodate construction in a phased approach.

The pricing reflects probable construction costs obtainable in Winnipeg as of April 2023 and is a determination of fair market value for the construction of the projects and should not be taken as a prediction of low bid. Costs are inclusive of general contractor's general conditions, overhead, fee, permits, bonds and insurances. GST, professional fees and other soft costs noted are excluded from the estimate.

The pricing assumes competitive bidding for every portion of the construction work including all subcontractors as well as the general contractor and assumes a minimum of four (4) general bidders. If fewer bids are received, the bid results can be expected to be higher.

Recommendations

The conceptual design recommendations for each school aim to maximize the use of existing assets to the greatest extent possible while at the same time achieving required functional space needs for each school and addressing non-compliant and out-dated spaces. From a construction phasing and site development perspective, a "campus approach" was considered. Ultimately, the design recommendations strive to respond to

the individual need and identity of each school community.

1015 Cottonwood Road

Based on an existing building condition assessment of 1015 Cottonwood Road, program and space utilization analysis of Collège Béliveau, and discussions with stakeholders, it was determined that a new construction addition is required to accommodate a Student Commons and band/music learning spaces, while at the same time creating a strong sense of entry and "heart" of the school. The remainder of learning spaces determined to be required can be achieved through renovations to the existing building.

296 Speers Road

Based on existing building condition assessment of 296 Speers Road, program and space utilization analysis of Windsor Park Collegiate, and discussions with stakeholders, it was determined to be necessary to demolish a portion of the existing building in order to make way for a new construction addition to accommodate a gymnasium with related ancillary spaces; a fitness space; a stage and adjacent music learning space appropriate for performing arts; a community/indigenous space with kitchenette; and administrative space, central to the school and adjacent the main south entry. The remainder of learning spaces determined to be required can be achieved through renovations to the existing building, including provision of practical arts spaces in the existing gymnasium.

PART 2 - EXISTING SITES AND BUILDINGS

2.1 Site Location and Context

Neighborhood

The school sites are located in the Windsor Park neighborhood of St. Boniface, located southeast of Winnipeg's downtown, bounded by Elizabeth Road to the north, Archibald Street to the west, Lagimodière Boulevard to the east and Fermor Avenue to the south.



Windsor Park Neighborhood



School Properties at 1015 Cottonwood Rd. and 296 Speers Rd.

Existing Site Conditions and Considerations

Cottonwood Site

1. Context and Adjacent Users

- The Cottonwood Road site is surrounded by commercial and mixed-use residential development to the west, single family residential to the south and east, the Speers Road School site to the north east, and the City's Winakwa Community Club complete with hockey rinks, sports fields, a community garden and an outdoor pool complex to the North. A new fire hall is being built on the corner of Autumnwood and Cottonwood in 2023-2024.

2. Vehicular Circulation

- Cottonwood Road and Autumnwood Drive are the two main roadways feeding to the school site. There is no parking or

stopping on Cottonwood at this time.

As a result pick up drop off and facility parking are clustered to the west and north-east of the school. It is not obvious where school buses drop off to this school right now.

- To the west a very busy north-south back lane accessed from Cottonwood on the south-west corner of the school site, running parallel to the adjacent mixed use commercial development and outlets onto Winakwa Road (north) very close to the Community Centre Access points and parking lots. This lane is heavily used by the school community with unregulated 2-way traffic and many conflicts in the parking lot and along the length of the lane.
- To the north and east access occurs from

the north-east corner of the property off of Speers Road very close to the community pool. Speers road is heavily used by the Cottonwood school staff at peak times and the Cottonwood school access point is very close to the staff parking lot and pick up drop off areas for the Speers Road School causing congestion and confusion at high traffic times of day. The City's Outdoor pool facility access lane exits at an unsafe angle back onto Speers at the same location as the school access lane meets the street.

- Parking lots on the property (+/-70 stalls west side and +/- 34 east side) are poorly organized with some wasted laneway and double loaded parking bay space to the east of the school by the City's tennis courts and cars backing out into the public lane to in the west marking lot. There seem to be minimal accessible parking stalls on site that are retrofitted into the existing parking lot and do not have a fully accessible route to the main doors of the facility. Loading to the school's Gym is also minimal and does not meet modern turning radius back-in loading access standards.
- There is a public transit bus stop on the south side of Cottonwood near the south-west corner of the school site. There is also a transit stop on the north side of Cottonwood just west of Speers Road.
- The City of Winnipeg has some concerns about upgrading the lane to the west of the school should it continue to serve as a pick up drop off and major entry for the Cottonwood School Site (Refer to Appendix C of this report)

3. Pedestrian and Active Transportation Circulation

- The site can be accessed from a public sidewalk on Cottonwood and has some well positioned internal paths that meet pedestrian desire lines to the main

entrances of the school on the south and west side.

- There is a pedestrian crossing across Cottonwood at the south-west corner of the school site (just past the back lane and Canberra street intersection) connecting the bus stop on the south side of the Cottonwood to the main school entry on the west side of the school.
 - There is no public sidewalk on the east side of the school through the parking lot, no sidewalk on the west side of Speers road and no sidewalk on the north side of the site running east-west between the schools or north-south between the cottonwood School and the Community Centre.
 - Speers Road between Winakwa and Jogues is a pedestrian and cyclist only environment. There is no evidence of bike racks on the existing site (but it was winter during this study and bike parking may have been covered by snow)
- ### 4. Orientation, Exposure and Microclimate
- The school has some excellent but underutilized south facing green spaces that can be developed into more active people spaces. The northwest side is well buffered by the existing building and the north and east side of the school can also be enhanced into comfortable outdoor rooms with additional tree planting.
 - Mature trees on the edge of the site and the public right of way along Cottonwood and Speers mitigate heat island affects, wind effects, road noise, and increase human comfort. They should be maintained wherever possible within the renovation/expansion plans for the school site
- ### 5. Outdoor Recreation and Education Amenities
- This school site has minimal exterior amenities on site. On site features include

an aging half basketball court on the southwest corner close to Cottonwood where balls can easily stray into the street or back lane, a large underutilized passive south facing lawn with precast concrete site furnishings, and tennis courts on the east side of the school property operated by the City for community use.

- The school utilizes the Winakwa Community Centre baseball diamonds, outdoor rinks, and turf fields immediately north of the school via an informal cross access agreement at this time.

6. Below and Above Grade Utilities

- Building water and sewer services to the school come from Cottonwood.
- Above grade hydro poles run north south along the west side of the back lane immediately west of the school site. Above grade hydro poles also run north to south along Speers from Cottonwood all the way to Winakwa. Manitoba Hydro has a substation on the corner of Speers and Winakwa accessed from Winakwa (as Speers has been converted to a pedestrian lane between Jogues and Winakwa). It is unlikely these hydro services will be moved below grade so the site planning must respect their location and setback requirements.

Speers Site

1. Context and Adjacent Users

- The Speers Road site is surrounded by single family residential development to the north, south and east, Sant Martyrs Canadiens Church on the north-east corner, a Manitoba Hydro Substation on the north west corner, a City of Winnipeg outdoor swimming pool complex on the south west corner, and Winakwa Community Centre grounds to the west.

2. Vehicular Circulation

- The Speers Road school site can be accessed from Speers and Jogues on the

south edge of the site and from Speers and Winakwa on the north west corner of the site. Speers has been closed to vehicles between Jogues and Winakwa. The main feeder roads to the school site are Cottonwood Road to the south and Autumnwood Drive to the west.

- Jogues road is narrow and residential in nature with residential driveways facing the school property. Parallel parking is allowed on the north side of Jogues just south of the school parking lot between 9am and 5:30pm (2hrs) but the school the parking lot access driveways limit the amount of drop off and parking available on the street. There is no clear circulation route for parent drop offs in the morning or any obvious area for school buses to deliver students.
- Those approaching the school from Winakwa and Speers do not have a clear or dedicated drop off space on the north west corner of the site. 280 Speers driveway is particularly close to where most parents are likely to want to stop to drop children off causing potential conflicts during peak pick up and drop off times (especially mornings). The Hydro substation has a driveway into their compound from Winakwa very close to this intersection.
- The south-west corner of the site accommodates a garbage pick-up zone whose drive isle is shared with the parking lot exit. The City's outdoor pool yard access lane aligns with the intersection of Speers and Jogues further adding to the congestion at the south west corner of the site.
- There is a good sized parking lot (+/- 85 stalls) along the south edge of the site with 2 and a half bays of parking. Due to the incremental manner in which the school has grown there is also an internal paved service lane accessed from the north east corner of the parking lot along the east side of the building into

an existing east facing 3-sided service courtyard.

- The closest public transit bus stops are on the north side of Cottonwood west of Speers and the south side of Cottonwood between Speers and Jogues.
- The City of Winnipeg has some concerns about bus and parent drop off conflicts with the hydro substation and residential property at the intersection of Speers and Winakwa. (Refer to Appendix C of this report)

3. Pedestrian and Active Transportation Circulation

- The main entrances to the school are not obvious or easy to find. The northwest corner entry lacks signage but is the only entry with an accessible ramp for that side of a split level school. The south entry that is used by most visitors and staff is recessed behind the mass of the gym in a link between two additions.
- The site can be accessed from Cottonwood along an east side public sidewalk on Speers that has a pedestrian crosswalk across Jogues. The sidewalk continues north parallel to the section of Speers road that has also been pedestrianized duplicating the pedestrian environment in this location. There is no designated grade separated sidewalk from the Jogues crossing to the south entry of the school. Pedestrians are required to walk across the staff parking lot to get to this entrance.
- The west side of the school should be repurposed to exterior school ground amenity while the existing Speers Road Pedestrian Corridor is enhanced to become the main At route and community walkway between Jogues and Winakwa.
- There is a community sidewalk running east-west along the north side of the building east of where Winakwa ends with a north-south connecting walkway

from Jubinville Bay that should be maintained.

- There is no evidence of bike racks on the existing site (but it was winter during this study and bike parking may have been covered by snow)

4. Orientation, Exposure and Microclimate

- Due to the incremental additions this school has an underdeveloped east facing courtyard with an excellent sheltered microclimate that should be maintained if possible in the renovation expansion plans. The school also has south, west, and east yards with good sunlight. Additional planting in the north-west corner of the site near the hydro substation should be considered for increased wind mitigation and noise buffering. The north side of the school is least desirable from a microclimate standpoint. This narrow strip of land should be considered for parking instead of green space.
- There are no trees on this school site. Trees should be added to mitigate heat island effect and increase biodiversity on the site.

5. Outdoor Recreation and Education Amenities

- This school site has a newly updated and resurfaced basketball court on the south west corner of the school site and an aging running track that requires resurfacing with an interior sports field on the east side of the site that should be maintained/upgraded with the renovation expansion of the facility. There is a community garden around the City's outdoor pool and along the pedestrianized section of Speers Road. There is no provision for exterior industrial arts spaces and the courtyard within the site is underdeveloped with a security gate on the east end to prevent vandalism. The site is lacking outdoor

learning environments and humane lounging spaces for students, staff, and visitors.

- The school utilizes the Winakwa Community Centre baseball diamonds, outdoor rinks, and turf fields immediately north of the school via an informal cross access agreement at this time.

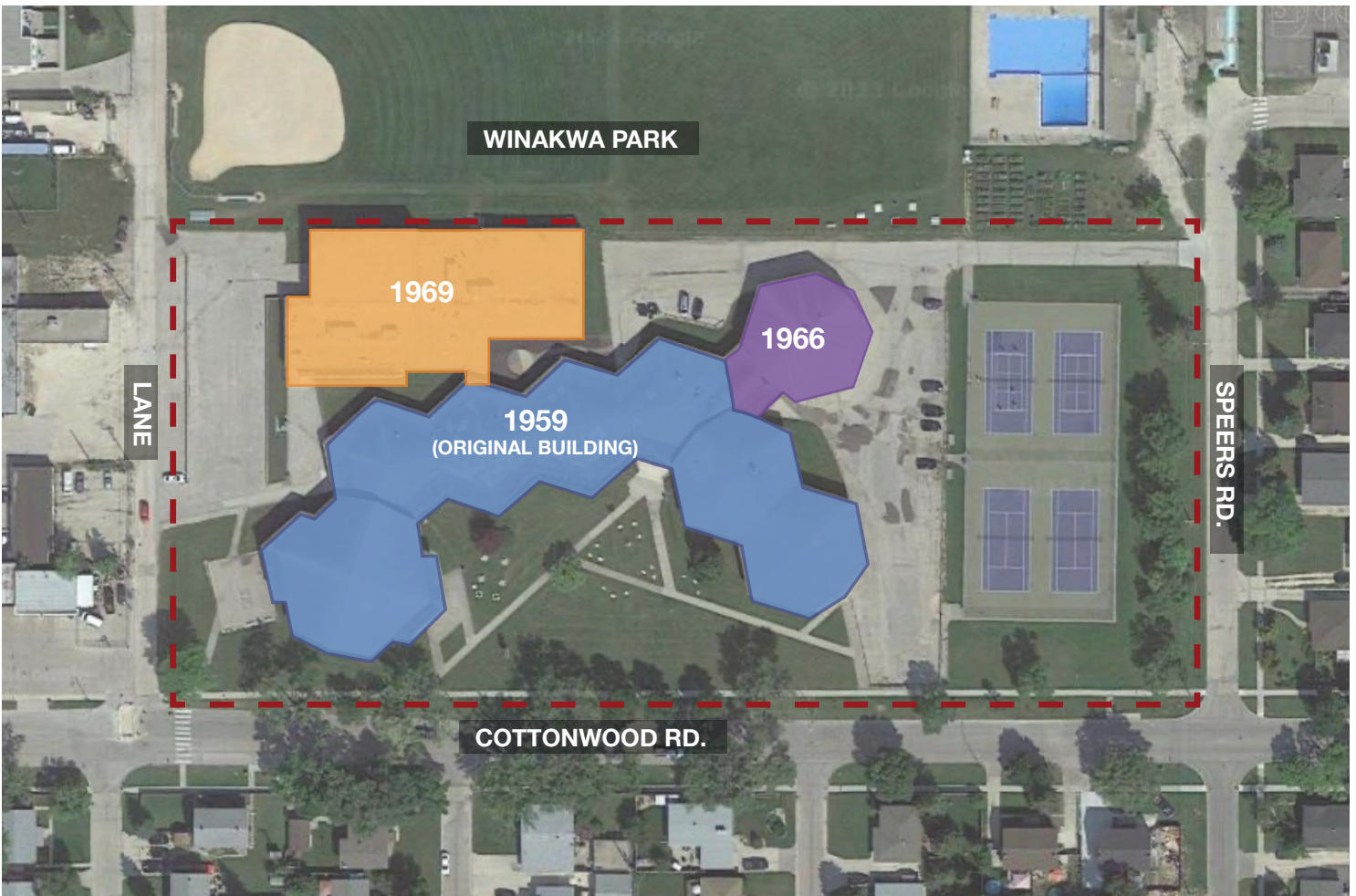
6. Below and Above Grade Utilities

- Building water and sewer services to the school come from Winakwa and Jogues.
- Above grade hydro poles run north to south along Speers from Cottonwood all the way to Winakwa. There are also above grade hydro poles along the south side of Winakwa that intensify around the Manitoba Hydro substation. The poles continue east along the north edge of the school property all the way to Dussault Avenue. It is unlikely these hydro services will be moved below grade so the site planning must respect their location and setback requirements.

2.2 Cottonwood Building

History of Construction

The Cottonwood building, which currently serves Windsor Park Collegiate, was originally constructed between 1959 and 1960 with additions in 1966 and 1969. The original building and subsequent 1966 addition is comprised of a series of partial hexagonal units, joined by a central hallway. The 1969 addition at the back of the school is a departure from the hexagonal plan, and houses a second gymnasium, library and practical arts programming.

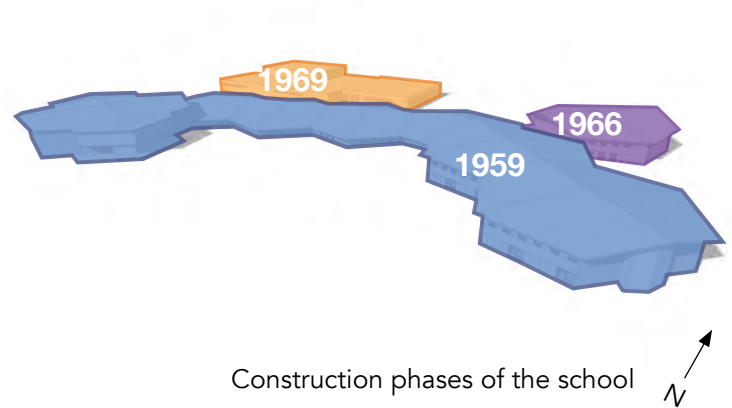


School property and building at 1015 Cottonwood Rd.

Cottonwood Building Exterior

The original building shown in blue in the diagram to the right, is comprised of seven hexagon pods. An eighth hexagon pod, highlighted in purple in the diagram to the right, was added in 1966. The exterior of these parts of the building are clad in pink-toned brick and beige stucco. The roofs are pitched and many of the original windows have been removed and stuccoed over.

The 1969 Addition shown in orange in the diagram to the right, breaks from the original hexagon design and is clad in red brick with a heavy grey metal top.



**Original construction - gymnasium, south facing



Current gymnasium, with original windows filled-in



**Original construction - 2-storey classroom hexagon pods



Current 2-storey classroom hexagon pod

**original photo from Winnipeg Architecture Foundation <https://winnipegarchitecture.ca/1015-cottonwood-road/>



1966 Addition of 8th 'hexagon pod'



1969 Addition of gymnasium, library and practical arts



North entry into original single-storey hexagon pod, with 1969 addition visible to the right (library space)



Link between original single-storey hexagon pod and 1969 addition (practical arts space)

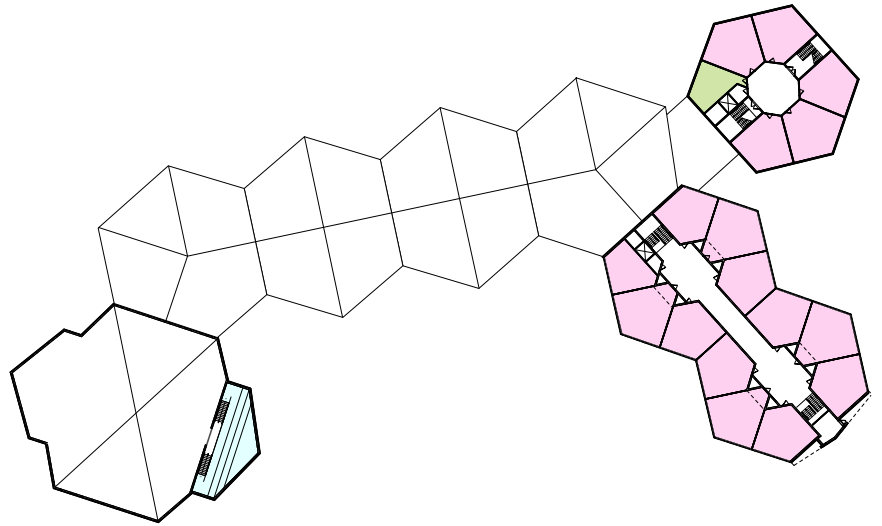


Front of school along Cottonwood Road, with gymnasium to the left; 2-storey classroom pod to the right, and central classroom and administration pods in the centre with main south entry

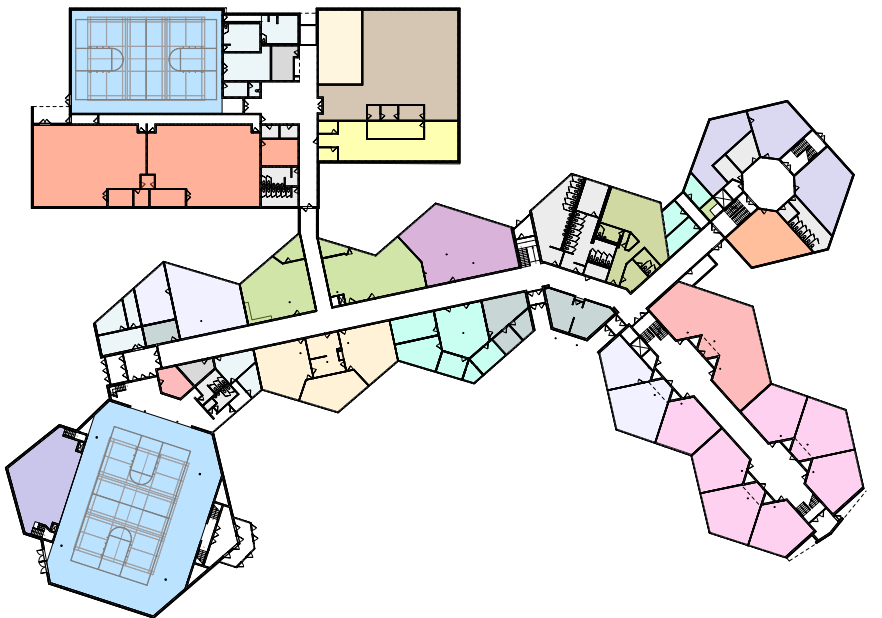
Cottonwood Building Layout

The building is predominately on one level with the exception of the three east-most hexagon pods, which are a two-storey split level. The layout generally consists of the following:

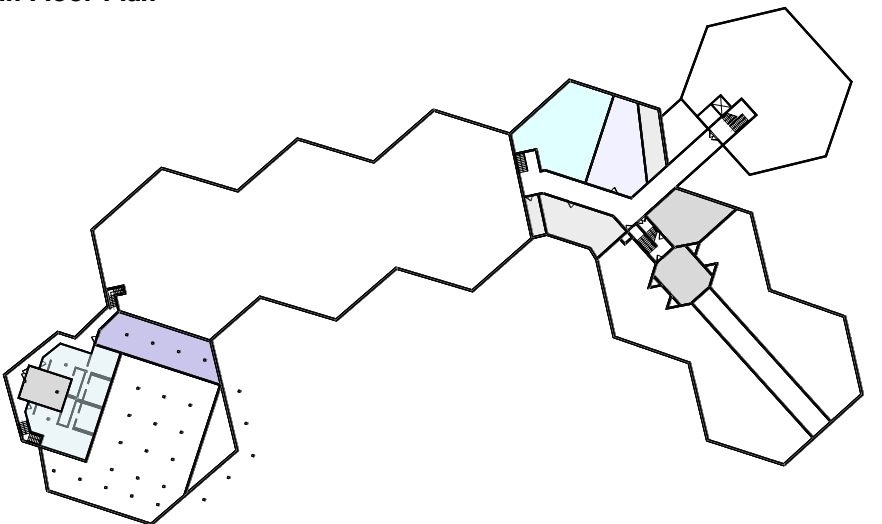
- general classrooms in the east two-storey hexagon pods;
- administration, staff, student services, individualized programming and science labs centrally located in single-storey pods;
- gymnasium #1, viewing mezzanine and stage in southwest hexagon pod, with change rooms in the basement below; and
- gymnasium #2 and associate ancillary spaces, library, and practical arts spaces in rectilinear addition to the north.



Second Floor Plan



Main Floor Plan



Basement Floor Plan

Cottonwood Building (current) Legend

- COMMONS
- COMMUNITY / INDIGENOUS ROOM

- ADMINISTRATION
- STUDENT SERVICES
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)

- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY

- GYMNASIUM
- FITNESS
- GYM SUPPORT

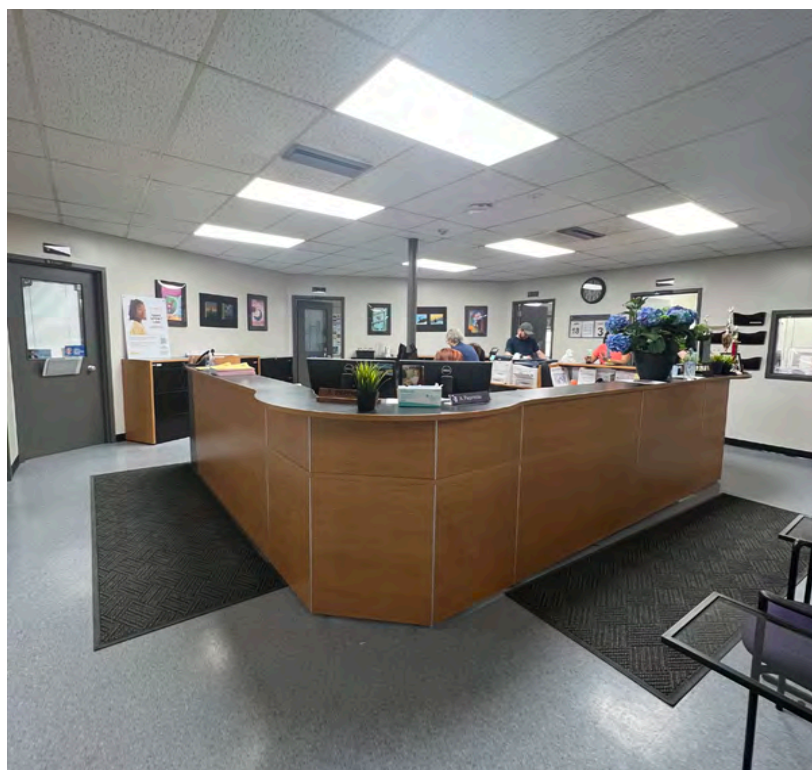
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT

Administration and Student Services

The administration area is centrally located on the main floor and contains a number of enclosed offices and open reception area.



Office (typical)



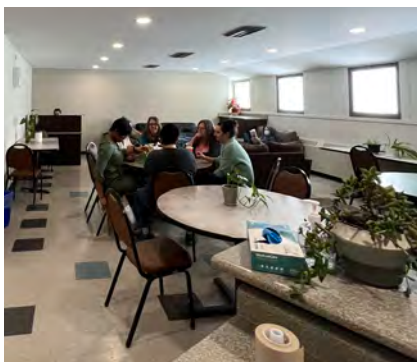
Open reception area

Staff Room

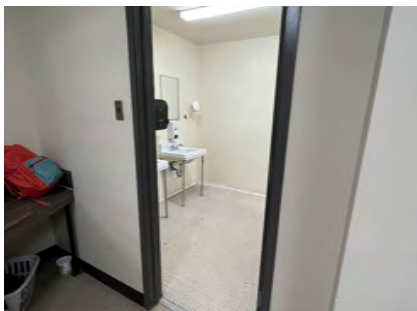
The existing Staff Room is centrally located on the main floor of the original building, across the corridor from Student Services.



Staff Room, entry with staff mailboxes and storage



Staff Room, lounge



Staff Room, washrooms



Staff Room, kitchen

Gymnasium #1, Change Rooms, Viewing Mezzanine, Canteen and Raised Stage

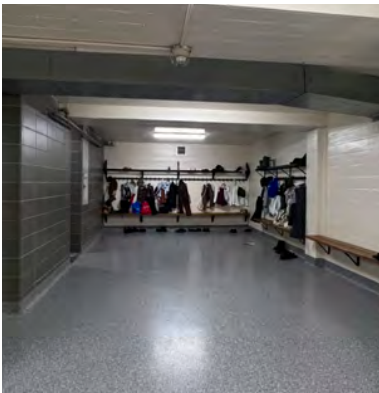
The southwest hexagon pod of the original 1959 building is comprised of Gymnasium #1 with associated ancillary spaces and canteen, a raised stage and viewing mezzanine. Additional change Rooms and Performing Arts Storage are located in the basement. Both the basement and mezzanine spaces are not accessible by elevator. Based on occupant feedback, the mezzanine and vestibule / storage space below are largely unused spaces and there are supervision concerns with both the vestibule and basement change rooms spaces.



Gymnasium #1



Raised stage, open to gymnasium



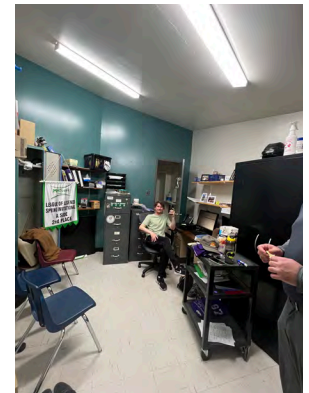
Basement Change Rooms



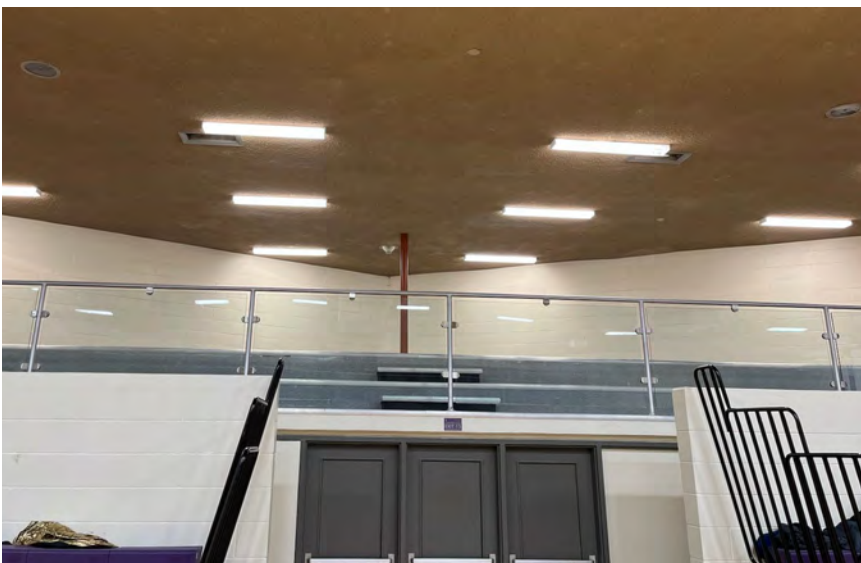
Stair to basement



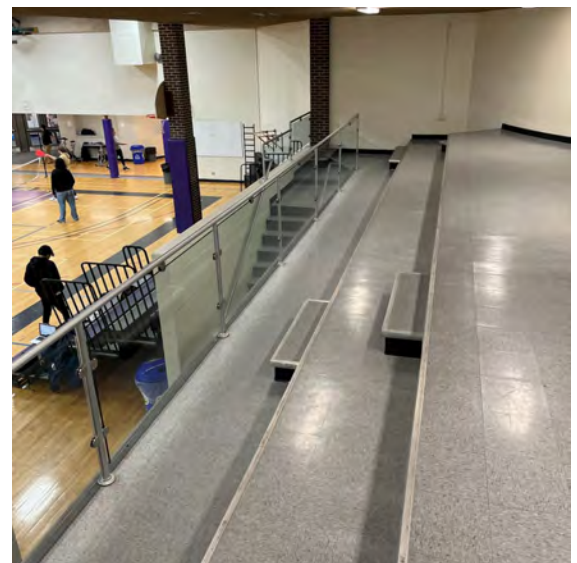
Canteen



Offices



Viewing mezzanine with doors to vestibule below



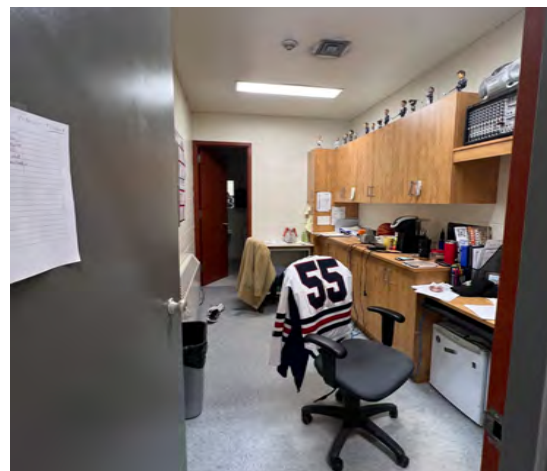
Inaccessible viewing mezzanine

Gymnasium #2, Change Rooms, Office and Storage

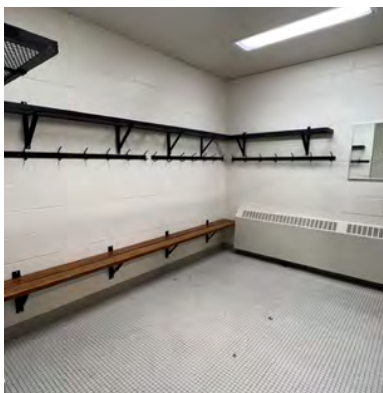
Gymnasium #2 is located on the main floor of the 1969 addition. The gym ancillary spaces include change rooms, equipment storage room and an office with washroom.



Gymnasium #2



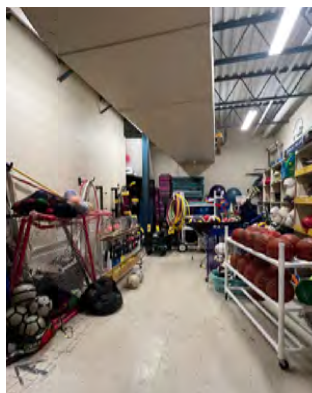
Office



Change Room



Showers/ Washrooms



Storage



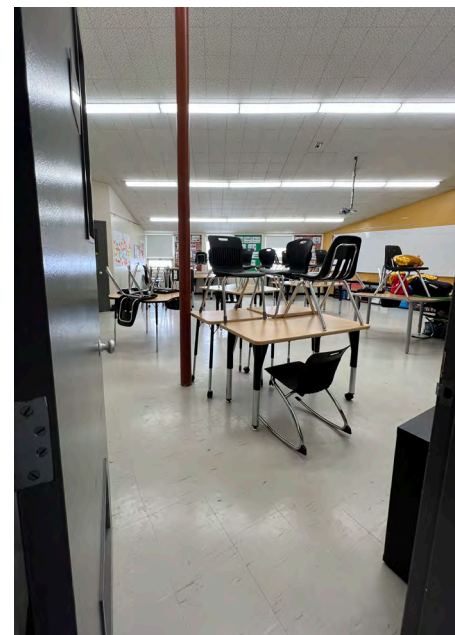
Washroom

Science Lab and Classroom

The existing Science Labs are centrally located on the main floor of the original building, adjacent to Administration. The spaces are outdated and were slated for renovation and upgrade. One space is



Science Lab, with sloped ceilings, exposed columns and built-in millwork



General Science Classroom

Classroom (typical)

Typically, general classrooms are located in the two-storey hexagon pods.



Typical Classroom spaces

Music / Band and Guitar Classrooms

The Music / Band and Guitar Classrooms are located on the main floor at the far east end of the 1966 addition, which is a half-level below the main level of the original building. Each room has tiered levels, which step down further. There are storage rooms accessed off the Music / Band room.

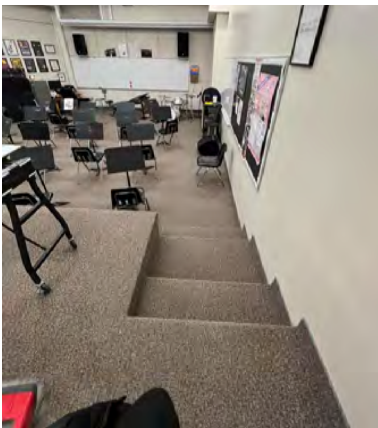


Guitar Room with tiers

Guitar Room with tiers



Entry to Music / Band at upper tier



Music / Band Classroom



Music / Band Storage

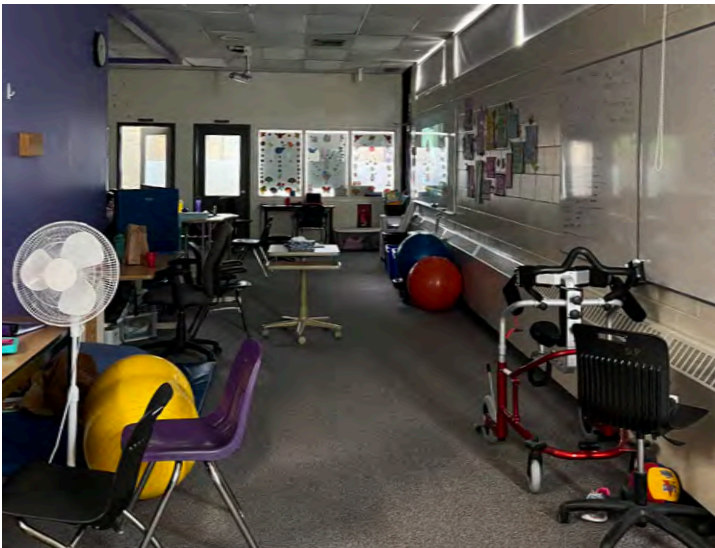


Framed space below Music / Band tiered levels

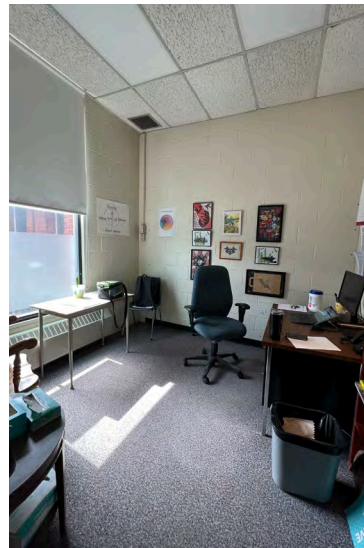


Career Internship Program (CIP)

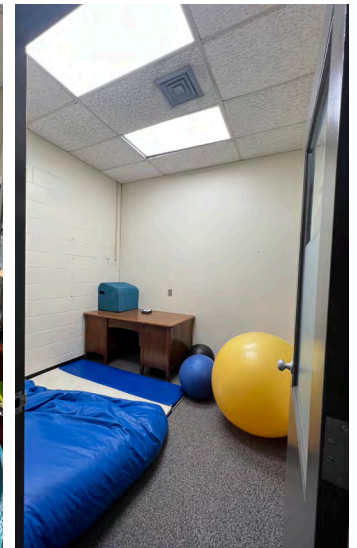
The existing CIP space is located on the main floor of the 1969 addition, adjacent to the Library. The space is comprised of both open classroom space and enclosed offices.



Open classroom space



Office



Office/ Storage

Individualized Programming (IP)

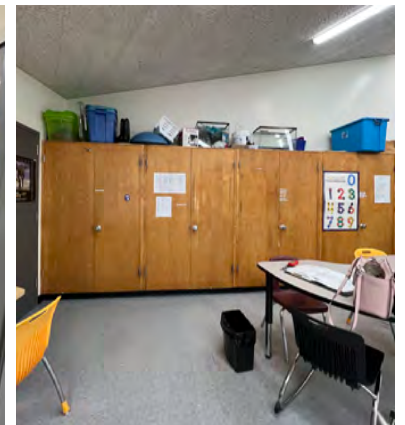
The existing IP spaces are disbursed throughout the school. The main classroom spaces are centrally located on the main floor and a portion of one of the existing elevator vestibules has been allocated for storage of wheelchairs and bikes for students. The Grooming Room is located on the second floor of the east-most classroom pod, however a current renovation is underway to locate a new Grooming Room adjacent to the IP Classrooms spaces on the main floor. IP bus drop-off occurs at the west parking lot entry.



IP Classroom space



IP Storage Room



IP Storage in Classroom



Wheelchair and bike storage in elevator vestibule

Foods / Nutrition

The Foods / Nutrition Lab is located on the main floor of the original 1959 building, located across the hallway from Administration.



Kitchenettes



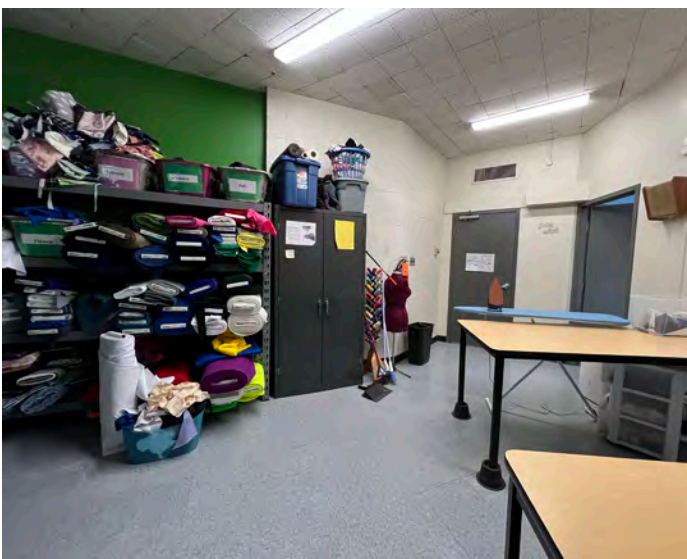
Classroom Area / Storage



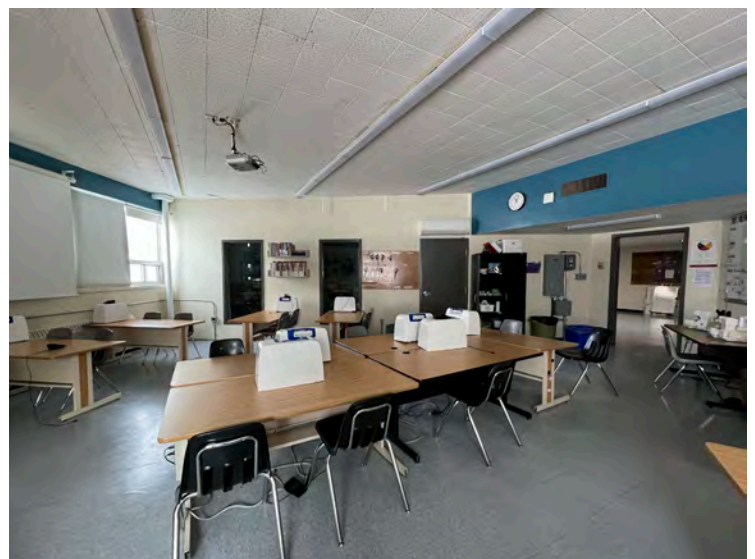
Classroom Area / Storage

Sewing / Textiles

The Sewing / Textiles Lab is located on the second floor of the original 1959 building.



Textiles Storage Room



Sewing / Textiles Classroom

Graphics Lab

The existing Graphics Lab is located in the basement of the original 1959 building, adjacent to the Fitness Room.



Graphics Lab, print / assembly area



Graphics Lab, computer area



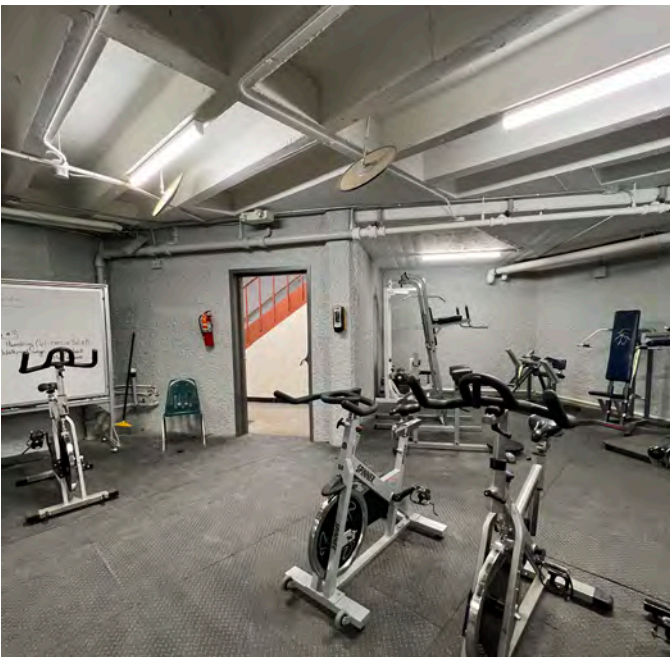
Graphics Lab, storage



Graphics Lab, entry

Fitness Room

The existing Fitness Room is located in the basement of the original 1959 building. Based on occupant feedback, the space does not appear to have provision for adequate ventilation.



Fitness Room, entry



Fitness Room, exposed mechanical and electrical on concrete structure

Practical Arts - Woods and Metals
The existing.



Woods Classroom



Shared Office



Woods Storage



Metals Classroom



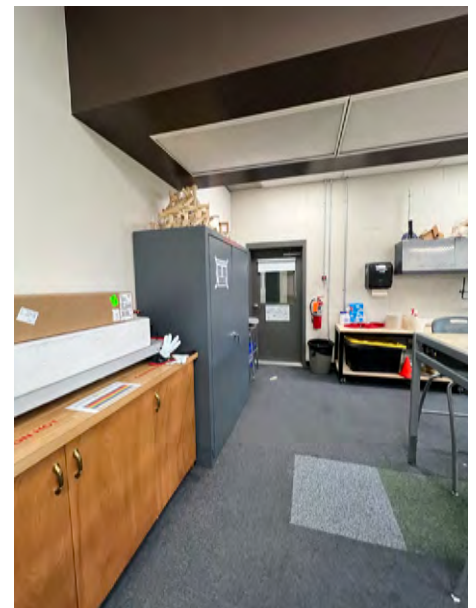
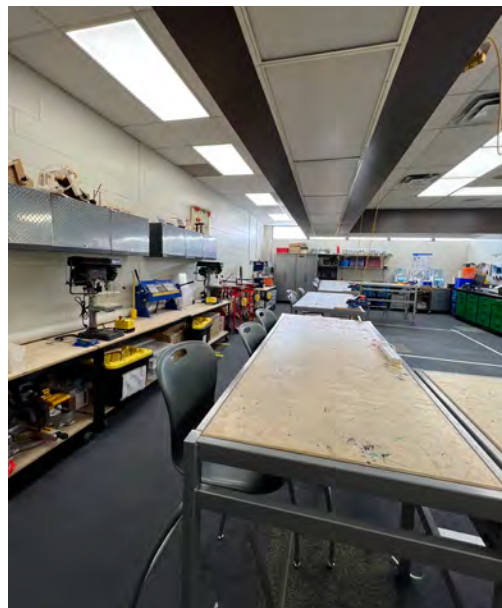
Paint Room



Metals Storage

Pre-Engineering

The Pre-Engineering program is located on the main floor of the 1969 addition, adjacent to the Library.



Pre-Engineering space

Cottonwood Building - Structure

Introduction

On November 28, 2022, Wolfrom Engineering Ltd. completed a site review of the building located at 1015 Cottonwood Road. The intent of the review was to provide overall commentary on the existing structural systems as they relate to the planned building addition/renovations. The Structural System Summary is included in Appendix A of this report.

Description of Structural System

- The original building was constructed from plans completed by GBR Architects dated March 1959. The geometric plan consists of seven conjoined hexagonal pods, with cast in place concrete foundation elements, concrete floors at main and second floor, and steel and timber roof superstructure.
- The original foundation system consists of 12" to 18" diameter cast-in-place concrete friction piles, complete with 24" deep pile caps, a perimeter 36" deep concrete grade beam, and 8" to 12" reinforced concrete walls at internal locations.
- The main floor is situated mainly over crawlspace, with a basement area located below the existing gym location. Crawlspace floor consists of 5" concrete slab supported on grade.
- The main floor at the gym is a two way 6.5" deep structural slab supported on a grid of 4" diameter pipe columns. Condition of pipe columns were not reviewed in-situ, but should be reviewed in subsequent site reviews prior to construction or modification.
- The remaining main floor utilizes a cast in place concrete waffle slab construction, which creates a ribbed pattern of 5" wide concrete joists with concrete topping continuous over the integral.
- The partial second floor is of similar cast in place waffle slab configuration.
- The majority of the roof system is a relatively complex crystalline grid consisting of both gluelam timber beams and structural steel wide flange beams supported on round steel columns. True 2x14 rough sawn timber joists act as infill between the various beams .
- The gym roof consists of trusses constructed from back to back steel angles of various size and thicknesses, with infill wood joists spanning between the trusses.
- An addition to the north of the original building was completed with drawings by Duncan Rattray Peters Searle Architects from June 1969.
- Existing drawings indicate the main floor consists of a cast in place structural slab supported on a grid of cast in place friction piles. The majority of piles are 16" and 18" diameter drilled to bear onto hardpan, or with lengths as noted on existing drawings. Hardpan was noted as approximately 55' below existing grade.
- A 12"x36" deep grade beam encompasses the building perimeter, with a 6" structural slab noted throughout.
- Roof framing consists of structural steel beams and open web steel joists, complete with 1.5" steel decking.
- The respective building farming appears stable and well maintained. No major signs of distress were noted during the walk through.
- The exterior wall and interior floor system appear to be generally in good condition for the building age and intended use.

Summary

At the time of visit, the building appears in generally good working condition and was noted as consistent with the existing structural drawings where structure was viewed. A subsequent structural review is recommended for all areas proposed for renovation prior to development of design drawings beyond design development stage. This review may require selective demolition for viewing current building structural systems where hidden by finishes.

Cottonwood Building - Mechanical and Electrical

Introduction

On November 28, 2022, KGS Group completed a condition assessment of the mechanical and electrical systems throughout the building located at 1015 Cottonwood Road. The intent of the review was to provide overall commentary on the status of major base building mechanical and electrical infrastructure as well as observations for potential upgrades and suitability for reuse as they relate to the planned building addition/renovations. The Building Condition Assessment is included in Appendix B of this report.

Executive Summary - Mechanical Systems

The existing mechanical systems in the building are generally operational with several systems near the end of their typical life expectancy. The domestic water, sewer and sanitary sewer services are anticipated to have adequate capacity to service the planned building addition/renovations. Piping within the scope of work area should be replaced as needed.

The existing buildings air handling equipment has the largest need for immediate replacement, with several portions of the system original to the building and inefficient. It is recommended the gymnasium air handling unit is replaced at a minimum complete with variable speed drives, economizer, cooling, and energy recovery for ventilation.

The buildings heating system was recently replaced in 2010 and is expected to be suitable for the planned building renovations. The perimeter heating system appeared to be in good condition.

The existing building is not sprinklered however a portion of the building is expected to require sprinklers for the new building addition/renovation to meet current building codes. The

existing water service is not sufficiently sized to accommodate a sprinkler system so as a result it is anticipated a new 6" water service will be required for the newly renovated portion of the building.

Executive Summary - Electrical Systems

The existing electrical systems in the facility are generally in operational condition but nearing their end-of- life. Large portions of the distribution equipment and building wiring is nearing the end of its life cycle.

The fire alarm control panel is an older panel and has reached the end of its useful life. All devices are conventional and the notification devices are bells. The fire alarm system would be considered as grandfathered; however, it does not meet current codes as manual pull stations are not at the required height and there are no strobes throughout the building. The panel and all notification and detection devices throughout the building should be upgraded during the building's next renovation.

Most of the emergency lighting system has been recently upgraded and complies with latest M.B.C. and Canadian Electrical Code. The exit lighting system does not comply with the latest M.B.C. due to the red exit signs however, this is considered as being grandfathered. The existing red exit lights should be replaced with new green pictogram exit lights during the building's next renovation.

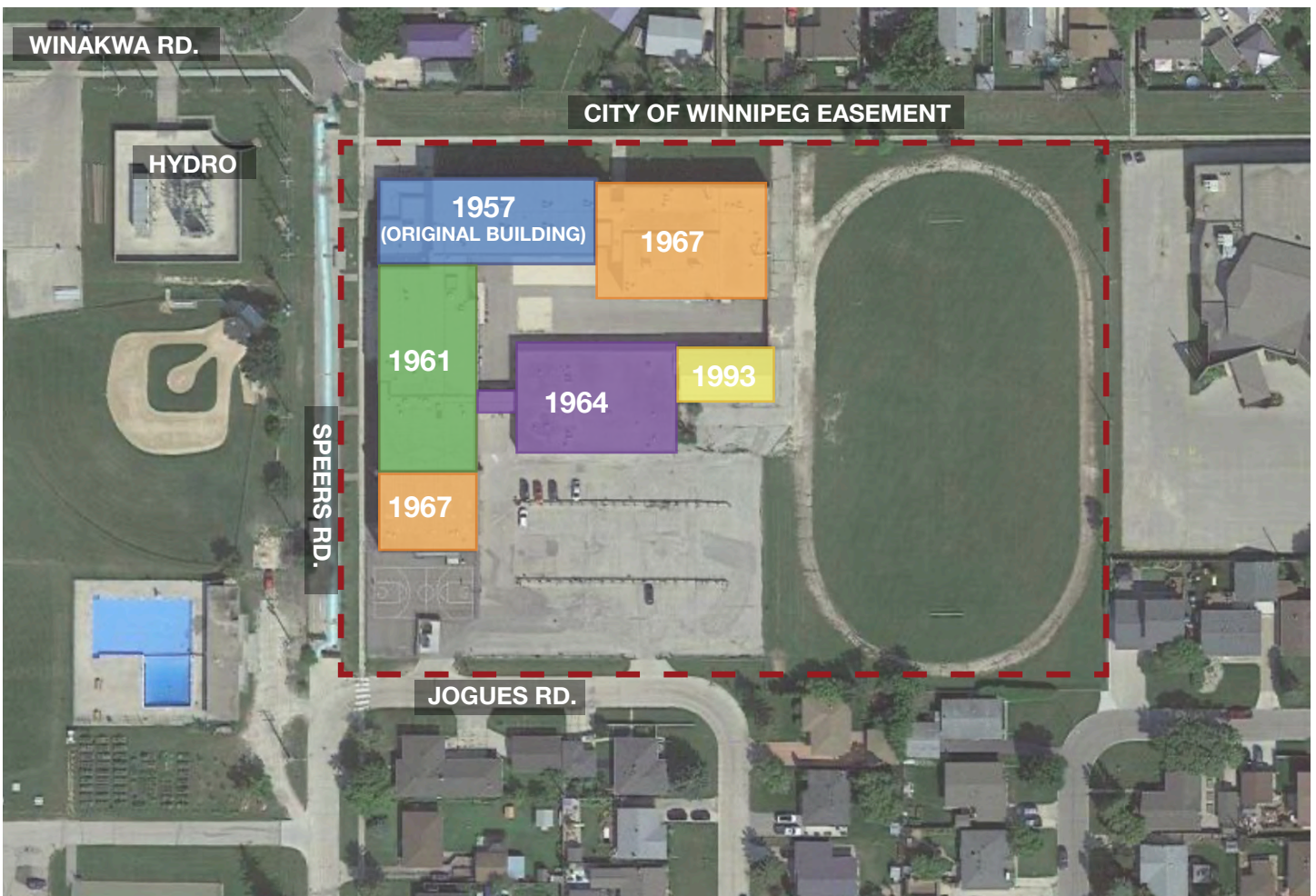
The existing fluorescent and incandescent luminaries are old, inefficient, and have exceeded their life cycle. The entire lighting system and controls could be replaced to meet the Manitoba Hydro PowerSmart program and the Manitoba Energy Code for Buildings to reduce power consumption as well as to provide a longer life expectancy of the system.

2.3 Speers Building

History of Construction

The Speers building, which currently serves Collège Béliveau, was originally constructed between 1956-1957 with additions in 1961, 1964, 1967 and 1993. The original building and was expanded to the south in 1961 with classrooms and an activity room. A few short years later, a single-storey addition to the south was constructed for additional classroom space. In 1967 the activity room was expanded to the south in order to become a gymnasium and another classroom addition was constructed to the east of the original building. The final addition to the building was in 1993, when

the south east portion (shown in yellow in the diagram below) was added, which accommodates the Band program.

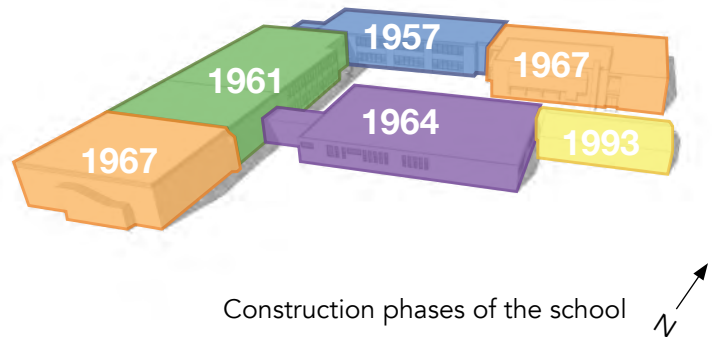


School property and building at 296 Speers Road

Speers Building Exterior

The original building was constructed as an elementary school and is now largely obscured by subsequent additions, except at the north-west corner at Speers Rd. and Winakwa Rd.

Each of the subsequent additions to the original building kept with the red brick exterior and accents of white stucco and dark green base.



**Originally constructed building on the left (north), with two-storey addition in 1961 to the right (south)

**original photo from Winnipeg Architecture Foundation <https://winnipegarchitecture.ca/296-speers-road/>



North-west facing corner, at the corner of Speers Rd. and Winakwa Rd. prior to Student Commons renovation (photo from Winnipeg Architecture Foundation <https://winnipegarchitecture.ca/296-speers-road/>)



West facing facade, along Speers Rd. after Student Commons renovation where the existing short windows were replaced with larger windows on the main floor.



South exit from Gymnasium



North facing facade, along City of Winnipeg easement. Original two-storey building in foreground with the 1967 Addition and track in the background and beyond.



South facing facade of one-storey 1964 Addition



Main entrance accessed from south parking lot, into 1964 Addition "link".



Main entrance at north of original building at the corner of Speers Rd. and Winakwa Rd.

Speers Building Layout

The building is predominately two levels with the exception of the south additions, which are a single-storeys. The layout generally consists of the following:

- administration space on the main floor at the north-west end of the building;
- Student Commons and standard classrooms on either side of the administration suite;
- Science and Pre-Engineering with a staff room and mechanical room on the main floor, east wing;
- Gymnasium, with associated ancillary space to the south-west;
- Band, guitar, fitness, sewing and art in the single-storey additions to the south-east; and
- standard classrooms and resource/offices on the second floor as well as the Library and Student Services in the east wing.



Second Floor Plan

Speers Building (current) Legend

- COMMONS
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- PRE-ENGINEERING
- LIBRARY
- GYMNASIUM
- FITNESS
- GYM SUPPORT
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT



Main Floor Plan

Administration and Student Services

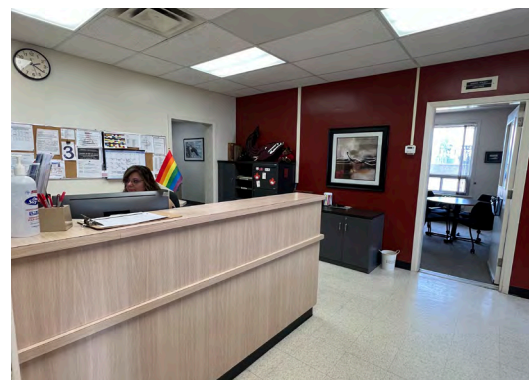
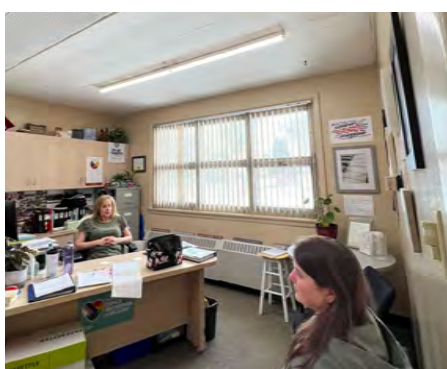
The administration area is located in the north west corner of the main floor, in the originally constructed building. The space is adjacent to the north entry and contains a number of enclosed offices and open reception area.



Offices



Conference / Meeting Room



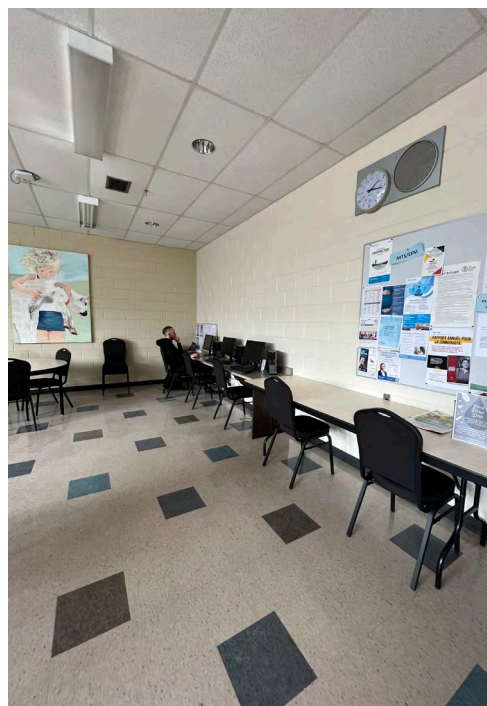
Open Reception Area

Staff Room

The Staff Room is located on the main floor of the 1967 east addition.



Staff Room - kitchen / dining



Staff Room - work area



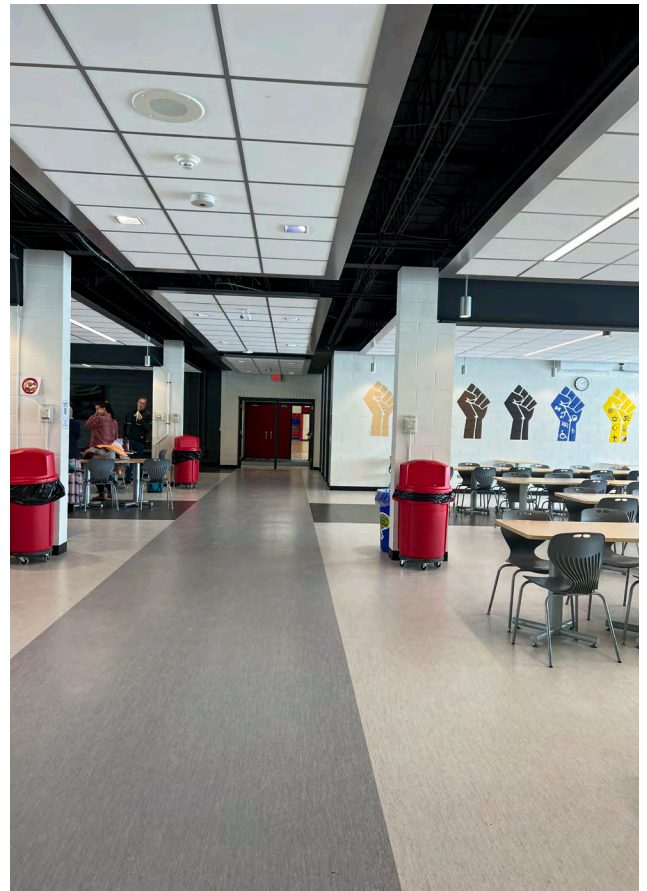
Storage

Student Commons, Kitchen and Servery

The 1961 Addition was initially constructed with classrooms on the main floor, but a recent renovation converted the space to an open Student Commons. The space looks on to the exterior central courtyard to the east and Speers Road and Winakwa Park to the west. There is a Kitchen and Servery at the north end of the Student Commons.



Student Commons, with view to west



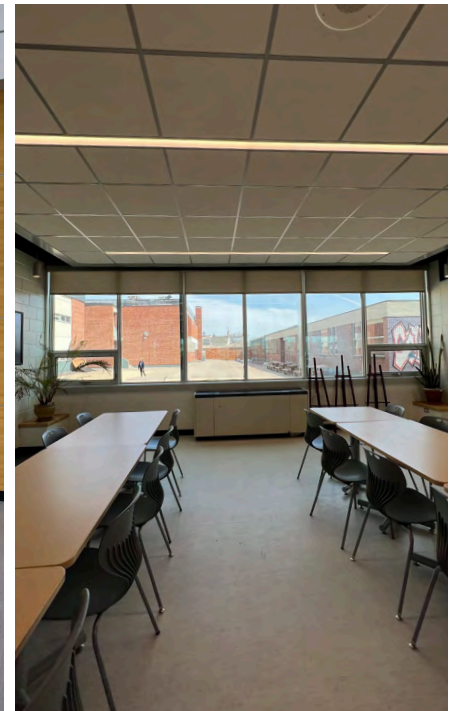
Corridor through Student Commons



Separation between Commons & Servery



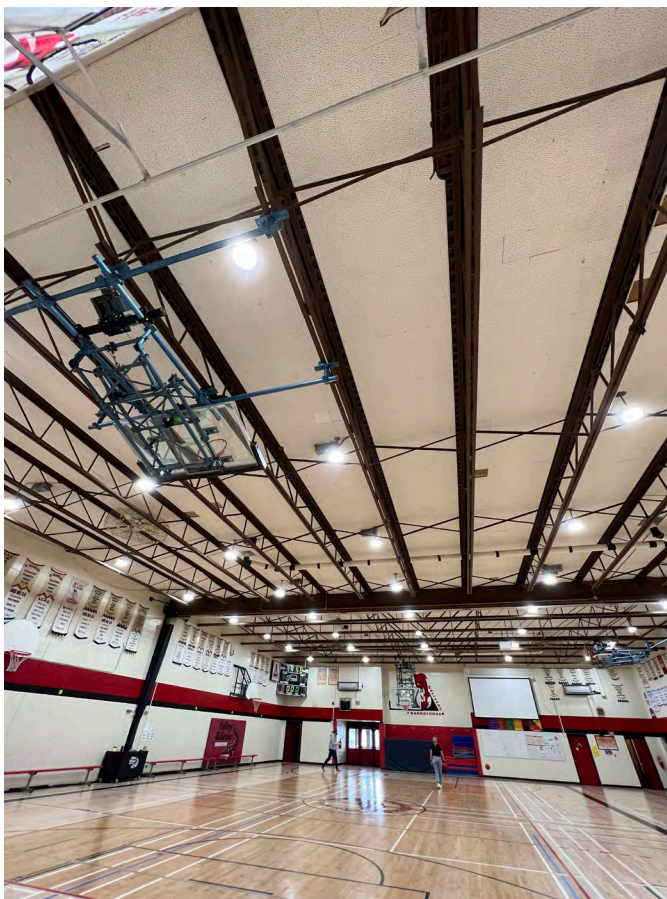
Servery



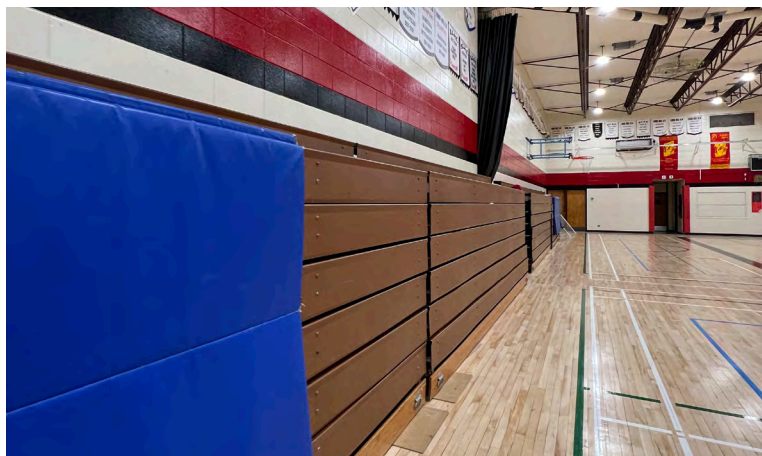
Commons, View to Courtyard

Gymnasium, Change Rooms, Offices and Storage

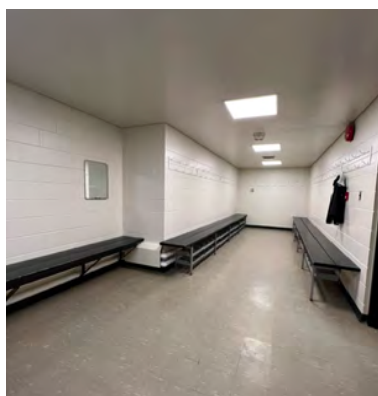
The Gymnasium was originally constructed as an "Activity Room" in the 1961 addition and was subsequently added onto in 1967. The gym ancillary spaces include equipment storage, offices, and change rooms on a mezzanine level.



Gymnasium



Gymnasium



Change Rooms



Storage

Science Labs and Classroom

There are three Science rooms: a Biology Lab; a Chemistry Lab and a General Science Classroom, all located on the main floor of the 1967 east addition.



Biology Lab



Chemistry Lab



General Science Classroom

Classroom (typical)

Typically, general classrooms are located on the second floor.



Typical Classroom spaces

Band Room

The Band Room is located in the 1993 one-storey addition and is comprised of an open area, practice rooms, storage and washrooms.



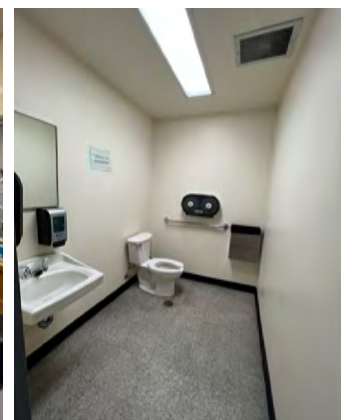
Music / Band Classroom



Practice Room/ Storage



Office



Washroom

Pre-Engineering

The Pre-Engineering Room is located on the main floor of the 1967 east addition, with the Science Rooms.



Pre-Engineering Classroom space



Storage



Storage in Classroom



Tool space

Library

The Library is located on the second floor of the 1967 east addition, south-facing.



Library



Library Storage



Library, work area

Foods / Nutrition

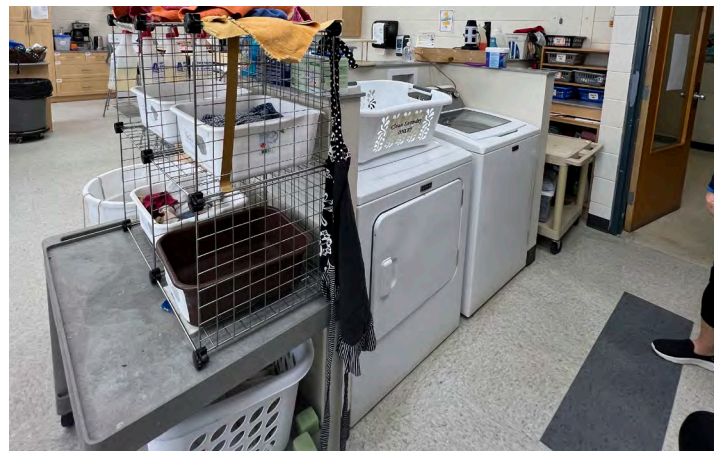
The Foods / Nutrition Lab is located in the 1964 one-storey addition.



Foods / Nutrition Lab



Storage



Laundry area

Sewing / Textiles

The Sewing / Textiles Lab is located in the 1964 one-storey addition.



Classroom space



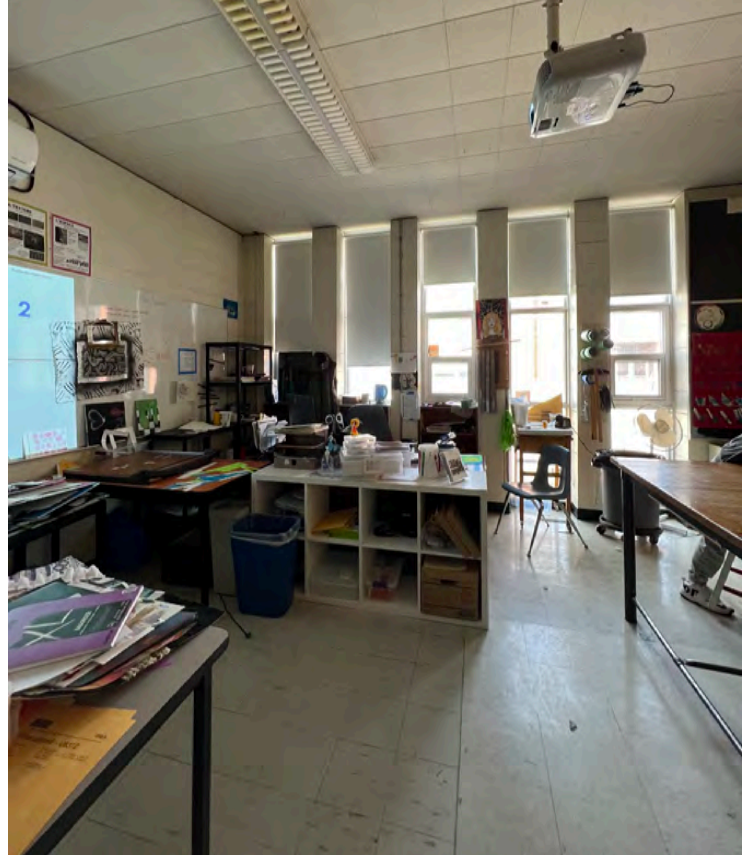
Storage

Art

The Art Room is located in the 1964 one-storey addition.



Classroom space with art sink



Teacher station and front of classroom

Fitness Room

The Fitness Room is located in the 1964 one-storey addition. The space is comprised of open areas with equipment, an office and storage.



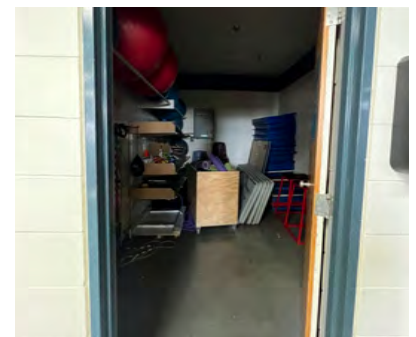
Open Fitness area



Cardio machine space



Storage



Storage

Speers Building - Structure

Introduction

On November 28, 2022, Wolfrom Engineering Ltd. completed a site review of the building located at 296 Speers Road. The intent of the review was to provide overall commentary on the existing structural systems as they relate to the planned building addition/renovations. The Structural System Summary is included in Appendix A of this report.

Description of Structural System

- The original building is noted as constructed in 1957, with multiple additions completed in the 1960s, with a smaller 1993 addition.
- Existing drawings for the original building were not available for review, however partial renovations to the original building were completed off drawings by Number Ten Architects dated June 2016. Structural drawings of the 2016 renovation were not provided for review.
- Roof assembly for the original building is schematically shown on architectural drawings as open web steel joists, with concrete block masonry bearing walls.
- Stairwells were noted on site as cast in place concrete.
- Existing two hour fire separation locations are also noted on the 2016 renovation drawings.
- An addition to the original building was constructed off drawings dated November 1961 by Zunic & Sobkowich Architects. The addition includes new classrooms and a gymnasium.
- The building is supported on cast in place concrete friction piles of 16" diameter, but of various depths. A large influx of water was noted in the soil log upon reaching hardpan. Note pile diameter are only described in section, not on plans.
- Piles support 36" deep perimeter and 24" deep interior corridor wall bearing cast in place concrete grade beams.
- Gymnasium floor consists of a 6" cast in place concrete structural slab designed for 100 psf, along with various stairwell and service areas.
- Corridor floor is similarly designed to 100 psf, but consists of 16" deep short span open web steel joists.
- Classroom also consists of 16" deep short span open web steel joists. 2.5" topping slab runs over corridor and classroom joists.
- Second floor is of similar framing to main floor, with concrete block walls providing the majority of bearing conditions, with some infill steel beam lintels over openings.
- Non load bearing 6" concrete block acts as separating walls between some classroom locations.
- S2x8 wood framing was noted along a corridor location adjacent to the gymnasium, described as auditorium in the drawings.
- A subsequent classroom addition to the original building and addition was completed off drawings by Etienne Gaboury dated December, 1964.
- The addition drawings describe the building founded on 12 and 14" diameter piles drilled to hardpan, approximately 47' below grade, with top of pile 3' below top of main floor.
- Perimeter and majority of interior cast in place concrete grade beams are 36" depth, which at classroom areas support open web steel joists within a crawlspace with concrete slab spanning over joists, and at east assembly area support a 5" structural slab.
- Joists span from exterior wall to corridor wall bearing lines.
- Live load allowances are noted as 60 psf at classroom areas, and 100 at corridor and assembly areas.
- Roof framing consists of open web steel joists in similar spanning orientation to main floor joists at classrooms, and short direction over the assembly area. All are noted as 22" deep, supporting transverse 1.5" steel decking.

- Perimeter and bearing walls are noted as concrete block, typically of 10" width.
- A subsequent larger addition was completed off drawings dated March 1967 by the same architectural firm. This addition encompasses two distinct wings, areas that now house the library and an enlargement of the existing gymnasium.
- Very similar framing strategies were utilized for these additions, with member sizes and depths adjusted to suit different span conditions.
- A 6" cast in place concrete structural slab forms the main floor of the new gym area.
- The classroom wing including mechanical area is of similar open web steel joists and crawlspace, with perimeter cast in place concrete grade beams. Perimeter grade beam is noted as 12x30, with interior corridor beams noted as 12"x18".
- Corridor floor framing is noted as 1.5" Terrazzo finish over 4.5" structural slab.
- Note piles for these additions are all 16" diameter installed to various depths, not to hardpan as previous addition indicated. It is assumed drilling conditions encountered during the previous construction were difficult, and piles may or may not have been installed as indicated.
- At the gym enlargement 42" bottom chord bearing open web steel joists clear span the full building width. Snow loading at all 1967 addition roof is noted as 36 psf throughout, slightly less than what current loading requires. Joists bear onto concrete block wall of unconfirmed thickness.
- A significant W33 beam spans at the previous opening between new and existing gym.
- Loading allowance at the existing gym mezzanine is noted as 100 psf live with additional allowance to suit mechanical equipment hung from the roof above.
- The entire building complex appears to be

stable and well maintained for the age and intended use of the building.

- The exterior wall and interior floor system appear to be generally in good condition for the age and intended use of the building.

Summary

At the time of visit, the building appears in generally good working condition and was noted as consistent with the existing structural drawings where structure was viewed. A subsequent structural review is recommended for all areas proposed for renovation prior to development of design drawings beyond design development stage. This review may require selective demolition for viewing current building structural systems where hidden by finishes.

Speers Building - Mechanical and Electrical

Introduction

On November 28, 2022, KGS Group completed a condition assessment of the mechanical and electrical systems throughout the building located at 1296 Speers Road. The intent of the review was to provide overall commentary on the status of major base building mechanical and electrical infrastructure as well as observations for potential upgrades and suitability for reuse as they relate to the planned building addition/renovations. The Building Condition Assessment is included in Appendix B of this report.

Executive Summary - Mechanical Systems

The existing mechanical systems in the building are generally operational with several systems near the end of their typical life expectancy. The domestic water, sewer and sanitary sewer services are anticipated to have adequate capacity to service the planned building addition/renovations. Piping within the scope of work area should be replaced as needed. Indoor air handling units serving the library and 1956

buildings are not anticipated to be in the scope of work for the building addition/renovations, but consideration should be taken to replacing these units soon.

The buildings heating system was recently replaced however an exact installation date could not be verified. The heating systems capacity and infrastructure is expected to be suitable for the planned building renovations. The perimeter heating system appeared to be in good condition.

The buildings cooling system also appears to be new and in good condition. The buildings cooling system primarily consists of individual wall mounted split system AC units in each classroom so the cooling systems are not capable of expansion however a similar approach can be considered for the new addition.

The existing building is not sprinklered however a portion of the building is expected to require sprinklers for the new building addition/renovation to meet current building codes. The existing water service is not sufficiently sized to accommodate a sprinkler system so as a result it is anticipated a new 6" water service will be required for the newly renovated portion of the building.

Executive Summary - Electrical Systems

The existing electrical systems in the facility are generally in operational condition but nearing their end-of-life. Large portions of the distribution equipment and building wiring is nearing the end of its life cycle, however, the main distribution panel was recently upgraded.

The fire alarm control panel is a newer panel; however, it may not have the capacity for additional zones. All devices are conventional and the notification devices are bells. The fire alarm system would be considered as grandfathered; however, it does not meet current codes as manual pull stations are not

at the required height and there are no strobes throughout the building. The panel and all notification and detection devices throughout the building should be upgraded during the building's next renovation.

Most of the emergency lighting system has been recently upgraded and complies with latest M.B.C. and Canadian Electrical Code. The exit lighting system does not comply with the latest M.B.C. due to the red exit signs however, this is considered as being grandfathered. The existing red exit lights should be replaced with new green pictogram exit lights during the building's next renovation.

The existing fluorescent and incandescent luminaires are old, inefficient, and have exceeded their life cycle. The entire lighting system and controls could be replaced to meet the Manitoba Hydro PowerSmart program and the Manitoba Energy Code for Buildings to reduce power consumption as well as to provide a longer life expectancy of the system.

PART 3 - FUNCTIONAL SPACE PROGRAM

3.1 Existing Space Utilization

Background

A functional space program was created to comprehensively account for each space and the existing space utilization of both the Cottonwood and Speers buildings. Base plans for each school were created through a review of existing plans and on-site observations. From these base plans, area calculations were derived to form the basis of the existing functional space programs. The existing functional space programs formed the baseline for comparison in analyzing the fit for each school in their proposed new building.

The base plans and existing functional space programs were subsequently reviewed with the school administration and staff teams to confirm any assumptions.

The following pages contain the existing functional space programs for each of the schools in their current buildings (i.e. Windsor Park Collegiate in the Cottonwood building and Collège Béliveau in the Speers building)

Cottonwood Building

Last Updated: 2023-04-20

EXISTING SPACE PROGRAM for WPC 1015 Cottonwood Road, Winnipeg, MB

No.	Room	Number of Spaces	Total Area (SF)	Notes
1.0 INSTRUCTIONAL SPACES				
1.1 CLASSROOMS				
	General Classrooms	24	16,918	Classroom size ranges from 660 - 840
	Community/ Indigenous Room	1	1076	
	Individualized Program (I.P.)	3	3,001	includes open storage in elevator vestibule
	Career Internship Program (C.I.P.)	1	1,542	includes offices
	Art Room	1	1,588	includes storage
1.2 SPECIALIZED CLASSROOMS				
	Science	2	2,266	Includes office / prep and chemical storage
	Sewing and Textile	1	1,200	includes storage
	Graphics Lab	1	1,558	storage included
	Foods and Nutrition	1	1,865	
	SUBTOTAL INSTRUCTIONAL		31,014	
2.0 SPECIALIZED SPACES				
2.1 GYM #1				
	Gym #1	1	7,123	
	Storage	1	565	
	Offices	2	350	
	Change Rooms	2	1,797	
	Canteen	1	284	
	Viewing Mezzanine	1	997	
2.2 GYM #2				
	Gym #2	1	4,320	
	Storage	1	373	
	Office	1	155	includes washroom
	Change Rooms	2	573	
2.3 SHOPS				
	Wood Shop	1	2,798	Includes storage and shared office
	Metal Shop	1	2,565	Includes storage, shared office, and paint room
2.4 PRE-ENGINEERING				
		1	933	
2.5 FITNESS				
		1	1,540	
2.6 MUSIC/ PERFORMING ARTS				
	Band Room	1	1,622	includes storage rooms
	Guitar	1	1,095	
	Raised Stage	1	1,585	
	Theatre Storage	1	1,185	
2.7 LIBRARY				
		1	3,300	
2.8 STUDENT COMMONS (Canteen)				
		1	2,140	
	SUBTOTAL SPECIALIZED SPACES		35,300	

No.	Room	Number of Spaces	Total Area (SF)	Notes
3.0 ADMINISTRATION & STAFF				
3.1 ADMINISTRATION				
	Admin Suite	1	1,631	
3.2 STAFF SPACES				
	Staff Room	1	1,370	includes kitchen, storage, and washrooms
3.3 SPECIALIST / STUDENT SERVICES				
	Specialist Offices	3	355	
	Student Services	2	1,204	
	SUBTOTAL ADMINISTRATION & STAFF		4,560	
4.0 BUILDING SERVICES / SUPPORT				
4.1 Support				
	Custodial /Supply Storage	6	1,143	
4.2 Dedicated M&E Rooms				
	Main Electrical room	1	150	
	Mechanical / Electrical	4	2,096	
4.2 WASHROOMS				
	Grooming Room	1	167	
	Student Washrooms	8	2,287	
	UTR	1	66	
	SUBTOTAL BUILDING SERVICES		5,909	
	NET TOTAL AREA		76,783	
	BUILDING GROSS UP		26,224	includes exterior & interior walls, horizontal and vertical circulation, etc.
	TOTAL GROSS AREA		103,007	

Gross Building Area (per plan drawings)	
Basement	12,050
Main	72,012
Second	18,945
Total	103,007

Speers Building

Last Updated: 2023-04-20

EXISTING SPACE PROGRAM for Collège Béliveau 296 Speers Road, Winnipeg, MB

No.	Room	Number of Spaces	Total Area (SF)	Notes
1.0 INSTRUCTIONAL SPACES				
1.1 CLASSROOMS				
	General Classrooms	20	15,149	Classroom size ranges from 715 - 1050 includes storage
	Art Rooms	1	1,090	
1.2 SPECIALIZED CLASSROOMS				
	Science	3	3,177	includes chemical storage
	Graphics Lab	0	0	
	Sewing and Textiles	1	1,200	includes storage
	Foods and Nutrition	1	1,120	
	Pre-Engineering	1	1,054	includes storage
	SUBTOTAL INSTRUCTIONAL		22,790	
2.0 SPECIALIZED SPACES				
2.1 GYM				
	Gym Area	1	7,260	
	Storage	1	428	
	Offices	3	313	
	Change Rooms	2	822	
2.2 FITNESS				
		1	2,435	includes storage
2.3 MUSIC				
	Band Room	1	2,367	includes office, storage and practice rooms
	Guitar	1	1,096	includes storage
2.4 Library				
		1	3,570	includes storage
2.5 COMMONS				
	Open Student commons space	1	5,100	
	Kitchen and Servery	1	512	
	SUBTOTAL SPECIALIZED SPACES		23,903	
3.0 ADMINISTRATION & STAFF				
3.1 ADMINISTRATION				
	Admin Suite	1	1,765	
3.2 STAFF SPACES				
	Staff Room	1	1,242	includes storage, kitchen, washrooms
3.3 SPECIALIST / STUDENT SERVICES / RESOURCE				
	Offices	2	360	
	Storage/ Print	2	265	
	Resource	1	728	
	Student Services	1	1,364	includes offices
	SUBTOTAL ADMINISTRATION & STAFF		5,724	

No.	Room	Number of Spaces	Total Area (SF)	Notes
4.0 BUILDING SERVICES / SUPPORT				
4.1 Support				
	Custodial /Supply Storage	2	143	
	Custodian Office	1	266	
4.2 Dedicated M&E Rooms		10	2,380	
4.3 WASHROOMS				
	Student washrooms	10	1,805	
	Staff washrooms (not already included in staff room area)	3	335	male and female on main floor and custodian on 2nd
	Grooming Room	1	342	
	SUBTOTAL BUILDING SERVICES		5,271	
	NET TOTAL AREA		57,688	
	BUILDING GROSS UP		19,119	
	TOTAL GROSS AREA		76,807	

Gross Building Area (per plan drawings)	
Main	49,608
Second	27,199
Total	76,807

PART 4 - STAFF CONSULTATION AND INPUT

4.1 Pre-Design Consultation

Process

Prior to developing conceptual options, Prairie Architects Inc. organized staff consultation / input sessions for each school. On November 15, 2022 the Windsor Park Collegiate team was consulted followed two days later by consultation with the Collège Béliveau team. The process gave Prairie Architects the opportunity to hear preferences, requirements and opinions first-hand from transition teams, comprised of representative staff groups that were selected by each school.

The transition teams from each school included approximately 6 staff representing different specialties, along with the school administration teams and LRSD leadership. The specific specialties that were represented included Individualized Programming, Music/Theatre, Shops/Pre-Engineering, Physical Education, Science and Math, along with general administration and classrooms.

The sessions were facilitated by Lindsay Oster from Prairie Architects Inc. Each session began with an introduction and a short summary of the project background including the unique nature of the project. Each group was then asked to share their thoughts on their current school space and consider what specific elements define their school community. Each group was also asked about their impressions of the building they were moving to and encouraged to highlight any programmatic need and/or requirements not met in the new building. The information gathered at these sessions is summarized on the following pages.

Windsor Park Collegiate Staff Consultation

1015 Cottonwood Road (Current Space)

Provides Benefit	Presents Challenge
Central breakout spaces within classroom pods with flex seating. Gathering creates a sense of belonging.	Some classrooms are isolated from the others
One main hallway with more opportunity to interact with peers.	Change rooms are in the basement and pose supervision challenges. There is also no elevator to provide universal access.
Multiple different gathering spaces to allow for similar people to group without feeling overwhelmed by large spaces.	Small cafeteria without a real kitchen. Location is far from gyms.
Dedicated guitar classroom	Community kitchen space is small and lacks storage.
Stage attached to gym	Basement spaces lack natural light
Good classroom size despite unique shape	No dedicated front entrance and lobby, lacks a welcoming experience.
Accessibility is good, large elevators, kitchenette for I.P. space.	Wellness/ fitness is in basement and far from gym. Should be more prominent because it is an important space for many.
Community kitchen provides food security to many students.	Lacks bike storage.
Large variety of spaces for hands on learning for I.P.	Hallways do not reflect diverse demographic of school (old graduating class pictures)
Gym becomes an after-school home because of its ability to be locked off from the rest of the school.	Space limitations for accessibility (bike storage, I.P. classrooms separated)
Natural light in classrooms with large windows	No designated meeting space that reflects the indigenous students and their values.
Flexible spaces that can change with the demographic	
Practical arts spaces separated from the rest of the school limiting noise.	

Windsor Park Collegiate Staff Consultation

296 Spears Road (Future Space)

Provides Benefit	Presents Challenge
Functional, spacious, and well-lit commons space, creates sense of belonging.	Availability of special practical arts spaces are lacking. (i.e. metal shop, wood shop)
Meeting room incorporated with administration suite	I.P. population does not have any designated spaces. - quiet room - physiotherapy room - bus drop off loop (which require +/- 6 busses) - narrow hallways for wheelchairs and bikes
Foods / Nutrition has been renovated recently	Location of parking lot entrance is distant from admin.
Eyes on gym from offices	Staff room will have to support +/- 50 support staff along with regular staff.
Community courtyard space	Not enough parking
Lots of lockers	Fitness room not attached to gym
Weight room closer to gym	Lacking theatre space and performing arts classrooms
Student services is set up well	Upgrades are needed for facilities, lighting, and gym
Air conditioning	Science labs lack functionality and storage. Gas taps are not in a good location due to overhead millwork (fire safety)
Lots of spaces for students to gather	Some classrooms are lacking enough outlets.

Collège Bèliveau Staff Consultation

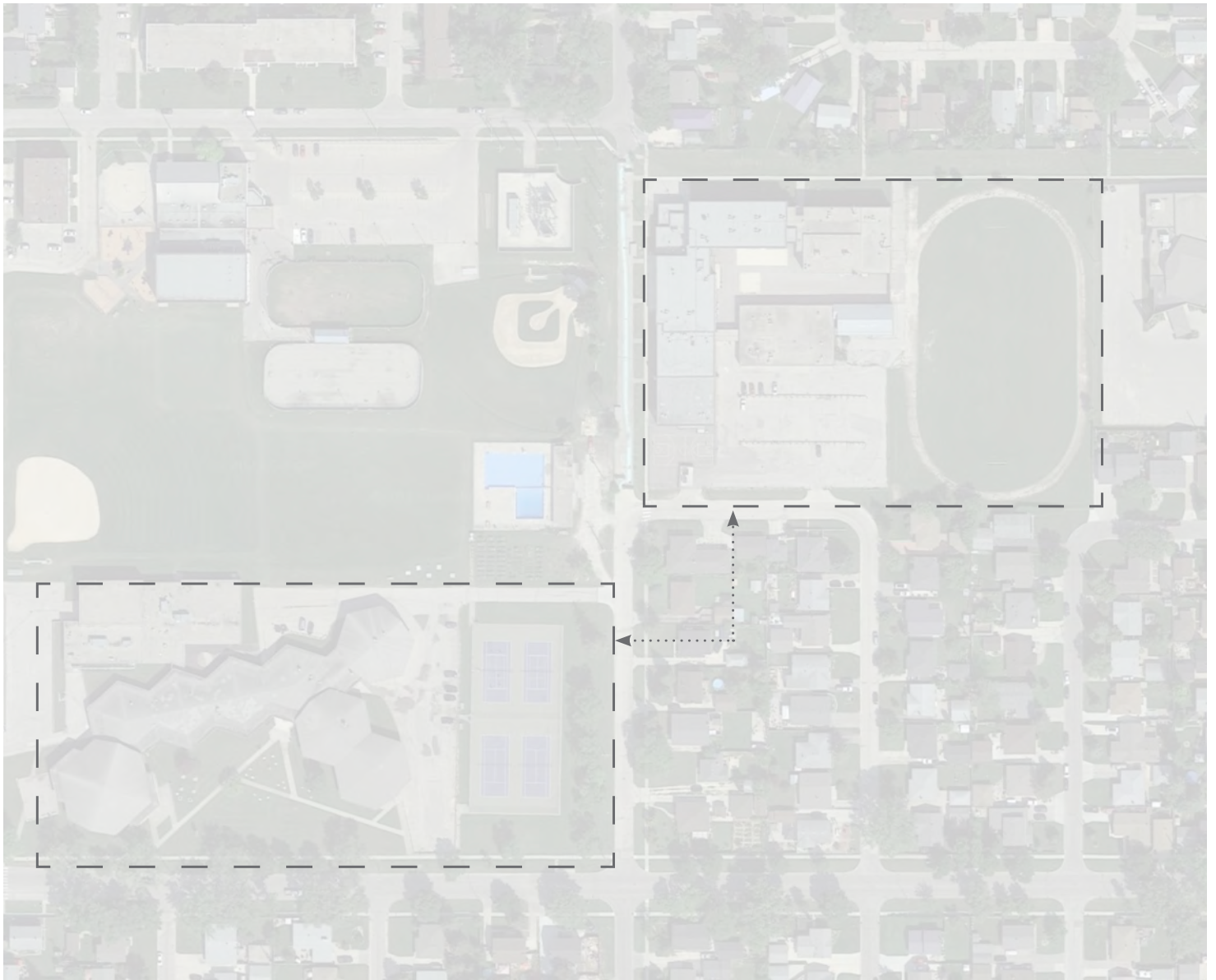
296 Speers Road (Current Space)

Provides Benefit	Presents Challenge
Cafeteria and Commons space brings students together in a central area. <ul style="list-style-type: none"> - Creates a sense of home/ community. - Open area with large windows that view into courtyard 	No clear entrance, door from parking lot is far from admin space. <ul style="list-style-type: none"> - Safety concern for intruders - Far for deliveries
Proximity of Phys. Ed spaces: weight room, storage area, and gym all within close range of one another.	Little supervision in change rooms, female change room is located on mezzanine level and is not accessible
Gym flooring was re-done recently	No theatre
Gym is adjacent to Student Commons and cafeteria which is good for a gathering space during after-hour tournaments	Gym is too small, roof in gym is too low.
Natural light in classrooms	Not enough bathrooms
Easy to get around in smaller building	No bus loop
Murals in commons	Lockers are old.
New air conditioning system	Commons is too small for number of students
T.V. mounted for announcements and communication with students	Emergency vehicles come to wrong door, which is locked after-hours, due to the closure of Speers Road as pedestrian corridor.
Courtyard is a great place for events, gatherings, and outdoor Phys. Ed. activities	Band room was originally practical arts (graphics) so the space is not necessarily purpose-built.
Interior cameras for supervision	Pre-engineering lab too small for demand.
Good flow, sight lines and accessibility of spaces. Creates a sense of community because you will eventually pass by everyone	Not enough classrooms for every teacher to have their own. No designated prep space so many teachers prep in the back of other classrooms
Size of classrooms	Do not like a fully paved courtyard, no shade, no movable furniture.
Proximity of classrooms with the same type of disciplines. (Separated by department)	Not a fully enclosed / secure courtyard so becomes a loitering zone after hours.
Recently renovated science rooms. <ul style="list-style-type: none"> - Proper ventilation: Multiple rooms with fume hoods - Chemical storage - Dishwasher 	No woods or metal program practical arts spaces.
Secure space for bikes within the courtyard	
Sight lines into courtyard from multiple spaces.	
Community outdoor basketball court	
Outdoor track	

Collège Bèliveau Staff Consultation

1015 Cottonwood Road (Future Space)

Provides Benefit	Presents Challenge
Has a raised stage in Gym 1 to facilitate theatre program (with storage in basement)	Venting of fitness area is concerning. Far away from gym and change rooms.
Would be able to organize departments nicely in “pod” arrangement. Contains breakout space in hallways for collaboration.	Does not have a Student Commons space, required to accommodate 300 students
Multiple gyms good for tournaments	Gym 1 is outdated
Existing furniture works well with unique shape / configuration of classrooms.	Some classrooms lack natural light
	Lots of hidden spaces and exit doors that all require supervision.
	Bathrooms are large and require updating.
	Not enough science lab space.
	Would love an outdoor classroom space for environmental club, outdoor education, and teepee. No courtyard for this program
	Outdated Pre-engineering space – too small for demand.



4.2 Initial Conceptual Development

Combined Site

Although the two school sites are located on distinct parcels of land they have different amenities, that combined with Winakwa Community Club and Park property, create a sports, education and recreation campus for the schools and broader community. Students at both schools are highly likely to share amenities across these properties throughout the school year. Community members benefit from diverse amenities across all three properties throughout the year and especially during the summer.

The close proximity of the schools and common vehicular access from the same busy arterial roads (Cottonwood, Autumnwood, and Winakwa) drive a need to carefully study vehicular and pedestrian circulation flows between the two schools to ensure student safety and reduce congestion.

These two major site design drivers have led the planning team to consider the site development for each school within the context of the adjacent school, the community centre lands and the surrounding community creating a comprehensive site master plan for the renovations/expansions. Should only one school proceed with expansion/renovations site plan assumptions should be carefully revisited to ensure the sit specific design and amenities optimize access and amenities for the entire neighborhood.

City of Winnipeg and Manitoba Hydro Input

The planning team reached out to the City of Winnipeg and Manitoba Hydro early in the planning process. Feedback and considerations provided by various departments can be found in Appendix C. The notes include comments from the planning, community services, transportation planning, and active transportation departments. For further conversations with the City please contact Stephanie Whitehouse Senior urban Designer Parks Planning City of Winnipeg at (204) 996-2530 and swhitehouse@winnipeg.ca. Manitoba Hydro proved to be more difficult to connect with and the planning team was unsuccessful in coordinating detailed discussion or reviews with the utility during this study. It is important for this work to occur early in the design process when the schools are approved for these capital projects.

Collège Béliveau Transition to Cottonwood Road

Three initial concepts were prepared for Collège Béliveau in the Cottonwood building, which largely centred around the placement of a new Student Commons.

Option 1 - Central Student Commons

Generally, this option proposes that the central “hexagon pod”, where the current Administration / Student Services and Foods Lab are located, be demolished and a new construction addition be built to accommodate a Student Commons and Administration suite. A new construction addition is also proposed to the southeast of the existing Gym #1 for Fitness and gym ancillary programs. The remaining school spaces receive varying degrees of renovation.

The double-height volume of the new Student Commons creates a strong street presence on Cottonwood Road and is ideal for unifying the school and creating a good sense of entry and identity. However, centrally locating the Student Commons doesn't create adjacencies with either Gym for after-hours use, and further:

- Causes mechanical and electrical complexities as it effectively cuts the school in half during construction. A temporary underground connection will be required to maintain operation of total school.
- Causes the classroom wings to be cut off from remainder of the school during the construction phase. A temporary connection bypassing the new construction, from the north exit to the existing Library would be recommended.

Option 1 proposes the Band Room be located on west side of school in current Art / Gym Storage area, directly opposite Gym #1, which provides an ideal adjacency for concerts. However, the existing space available doesn't account for a Guitar Room and Practice Rooms which are necessary for students that live in apartments and are unable to practice at home.

The Science Rooms are proposed to stay in their current location, with further addition of a third Science room across the hall in the existing IP space.

The new Foods / Nutrition Lab is proposed to be located in the existing Cafeteria space with good adjacency to the Textiles Lab across the hall.

Pre-Engineering is proposed to move to Metal Shop space, providing increased space for the program. The Library is then able to expand into the existing Pre-Engineering room.

A new construction addition to the east of Gym #1 is proposed, and:

- creates opportunity for corner glazing to create a presence on Cottonwood
- demolishes the existing viewing balcony, which has poor sight lines and is not accessible.
- eliminates the need for additional stairs and a lift / elevator.
- allows for a spectator area with bleachers along east side.

The existing stair in Gym #1 to the basement is proposed to be enclosed, to limit access for better supervision. The basement change rooms, which are a supervision/safety concern, would be abandoned and new change rooms and gender-neutral washroom would be located next to the gym entrance on main floor. There would be an opportunity to keep the basement change rooms as back up for tournaments, if desired.

OPTION 1

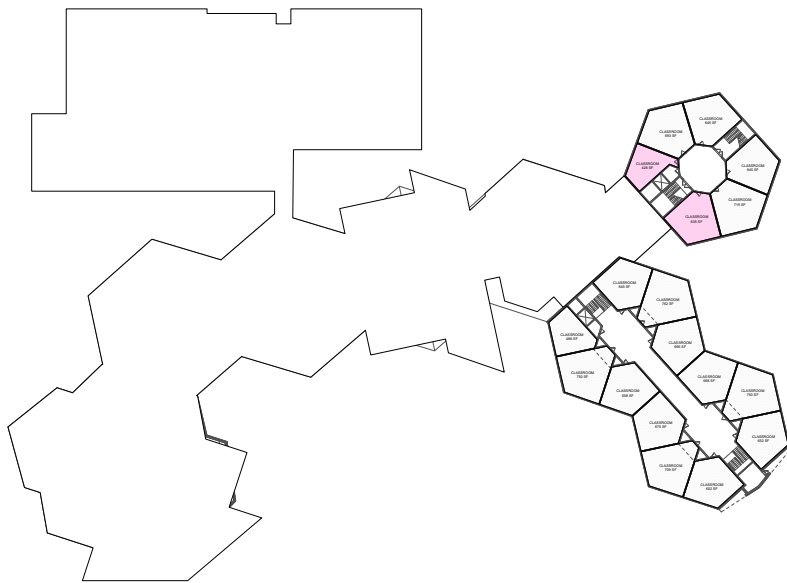
- COMMONS
- COMMUNITY / INDIGENOUS ROOM

- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)

- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY

- GYMNASIUM
- FITNESS
- GYM SUPPORT

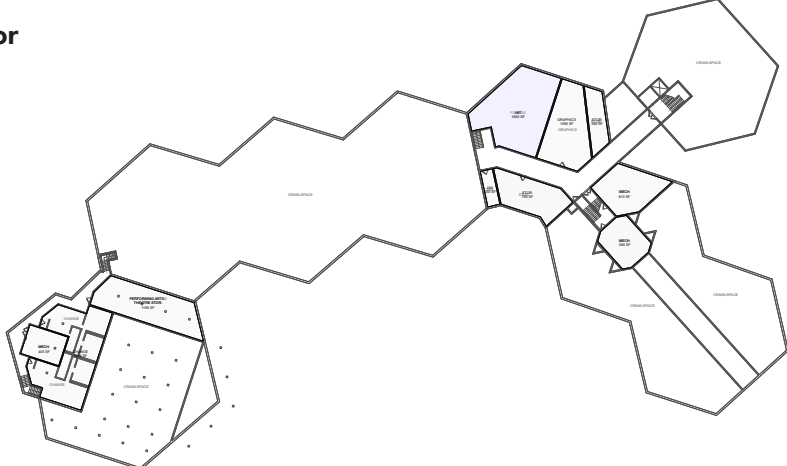
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT
- EXISTING PROGRAM / LAYOUT TO REMAIN



second floor



main floor



basement floor

Conceptual renderings of Option 1, which show the proposed building massing from different views.



West view



South view



North view

Cottonwood Option 1 Site Development Concept

The proposed site concept for Option 1 includes:

- Expanded parking and new drop off west side of the school
- New Arts Courtyard west side of building
- Upgrades to the south-west corner entrance
- Fitness deck outside of fitness room
- Main entries with canopies/arbours
- Community gardens, shown in yellow
- Outdoor theatre and student patio outside of Student Commons facing south
- Bike parking in several high profile locations
- Central courtyard
- East courtyard and food forest foraging garden
- Library patio connected to entry canopy by arbour
- New drop off and reconfigured/expanded parking



Option 2 - Student Commons along Gym #1

Generally, this option proposes that the west-most "hexagon pod", where the current Art and gym ancillary spaces are located, be demolished and a new construction addition be infilled to accommodate the Band program and a new Student Commons directly adjacent to and alongside Gym #1. The addition wraps along the east side of Gym #1 to accommodate Fitness and gym ancillary programs. The remaining school spaces receive varying degrees of renovation.

The location of the Student Commons:

- connects the parking lot entrance through to the "front-yard" of the school.
- is ideal for operational functionality as well as ease of occupancy during construction
- Reduces mechanical / electrical complexities during construction. Currently, Gym #1 has its own mechanical and it is anticipated that the addition would also get its own new mechanical system. The rest of the school would be able to maintain existing mechanical throughout the construction duration. The existing electrical room, which is the main distribution would need to be relocated but the existing distribution is nearing end-of-life and will soon require upgrades, so relocation is feasible.
- provides beneficial adjacency to Gym #1 for after-hours use while the rest of the school can be closed off.

The Band Room and practice rooms are located to the north of the new Student Commons, with good adjacency to the stage in Gym #1 for performances.

Option 2 proposes that the Administration suite and Science Rooms be swapped to allow better adjacency of Administration and Student Commons and main entries.

Similar to Option 1, a third Science Room is proposed, but in the current IP space.

The existing Cafeteria space is proposed to be

renovated to classrooms and the existing Foods / Nutrition Lab would remain in place.

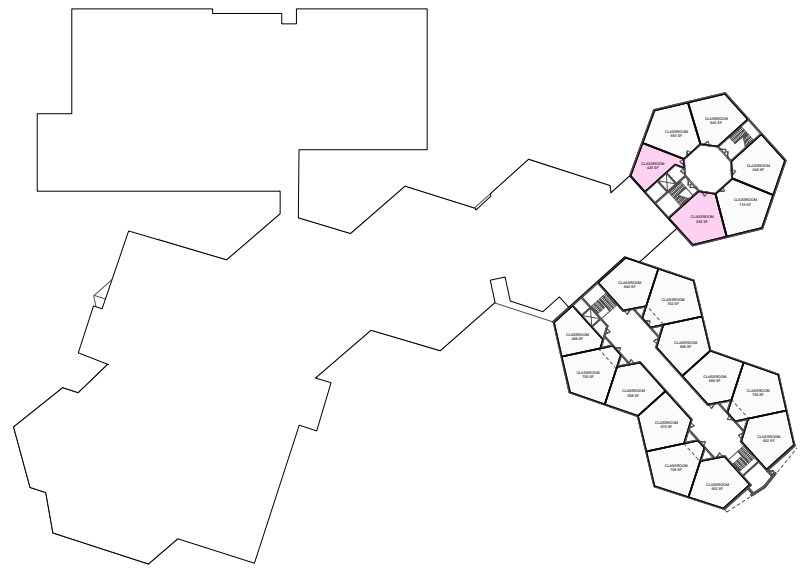
Pre-Engineering is proposed to move to Metal Shop space, providing increased space for the program. The Library is then able to expand into the existing Pre-Engineering room.

The existing stair to the basement from within Gym #1 is proposed to be demolished and relocated to east side of Gym #1, within the new addition. The basement change rooms, which are a supervision/safety concern, would be abandoned and new change rooms and gender-neutral washroom would be located next to the gym entrance on main floor. There would be an opportunity to keep the basement change rooms as back up for tournaments, if desired.

Similar to Option 1, the portion of the addition to the east of Gym #1 houses the Fitness and gym ancillary functions, and:

- creates opportunity for corner glazing to create a presence on Cottonwood
- demolishes the existing viewing balcony, which has poor sight lines and is not accessible.
- eliminates the need for additional stairs and a lift / elevator.
- allows for a spectator area with bleachers along east side.

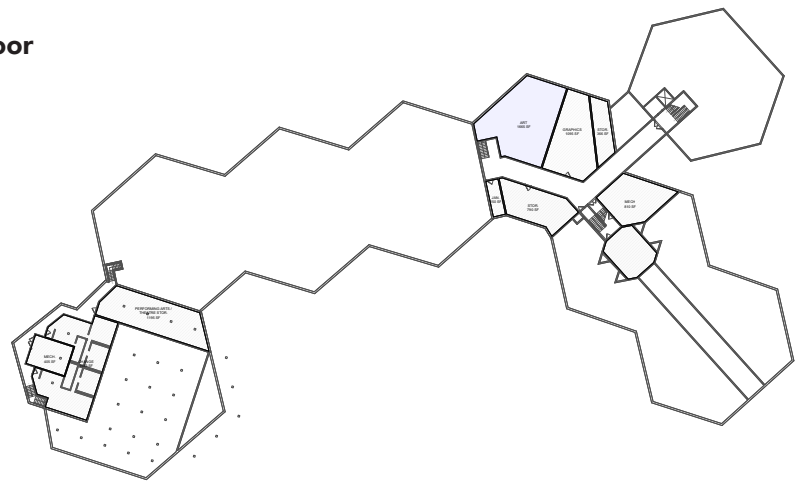
OPTION 2



second floor



main floor



basement floor

- COMMONS
- COMMUNITY / INDIGENOUS ROOM

- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)

- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY

- GYMNASIUM
- FITNESS
- GYM SUPPORT

- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT

- EXISTING PROGRAM / LAYOUT TO REMAIN

Conceptual renderings of Option 2, which show the proposed building massing from different views.



Cottonwood Option 2 Site Development Concept

The proposed site concept for Option 2 includes:

- Reconfigured west parking with small drop off and accessible stalls
- New Music Courtyard west side of building
- Fitness area
- Large bike parking zones in highly visible areas
- Sunken central lawn (south entry – could also be basketball court)
- Large arbour student eating area and relocated community gardens on diagonal walkway (south face of site)
- Reconfigured parking and drop off zone east and north side of the building
- Dedicated Library Courtyard facing east.
- Dedicated staff courtyard



Option 3 - Student Commons as Central Infill

Generally, Option 3 attempts to limit the amount of new construction addition and make the most use of existing space. Similar to Option 1, this option proposes a central Student Commons, but as an infill approach. In this option, the central “hexagon pod”, where the current Administration / Student Services and Foods Lab are located, wouldn’t be demolished, rather renovated, with the existing roof height and foundations maintained. The new construction addition would be infilled between the Library to the north, the hallway link to the west and the portion of Student Commons in the renovated “hexagon pod” to the south. The remaining school spaces receive varying degrees of renovation.

This option has the least impact in terms of constructing a Student Commons with form and massing noticeable from the front of the school along Cottonwood. The Student Commons also has a few other downsides, compared to the other options:

- The double height volume space is limited to a very small portion of the Commons. Even the extent proposed will necessitate structural upgrades to the existing roof due to the snow shadow.
- A assembly occupancy of a gathering space such as a Student Commons requires a higher structural loading than a classroom space, so likely foundation underpinning would be required.
- A significant portion of the budget would go towards building infill complexities without much the added benefit of building massing impact.
- High level of complexity of an infill approach and dealing with the intersection of two different vintages of building construction, on three sides.

In Option 3, the Fitness Room is relocated to mezzanine level of Gym #1 where the existing viewing platform is, with gym storage below.

Currently, this space is not accessible, so a lift would need to be constructed to facilitate universal access. Additionally, this location unfortunately doesn’t provide a Fitness Room with area comparable to what the school currently has.

Similar to Option 1, the Band Room is proposed to be located on west side of school in current Art / Gym Storage area, directly opposite Gym #1.

Similar to Option 1, the Science classes stay in current location, adding a third Science room across the hall in the existing IP space.

Similar to Option 1, the new Foods / Nutrition Lab is proposed to be located in the existing Cafeteria space with good adjacency to the Textiles Lab across the hall.

Pre-Engineering is again proposed to move to Metal Shop space, providing increased space for the program. Resource is able to move into the existing Pre-Engineering space and subsequently, the Library is then able to expand into the existing Career Internship Program space.

OPTION 3

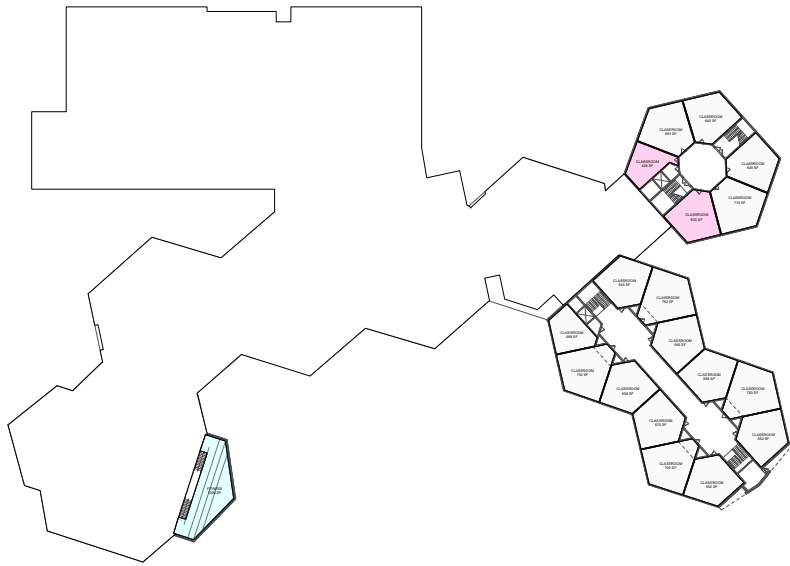
- COMMONS
- COMMUNITY / INDIGENOUS ROOM

- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)

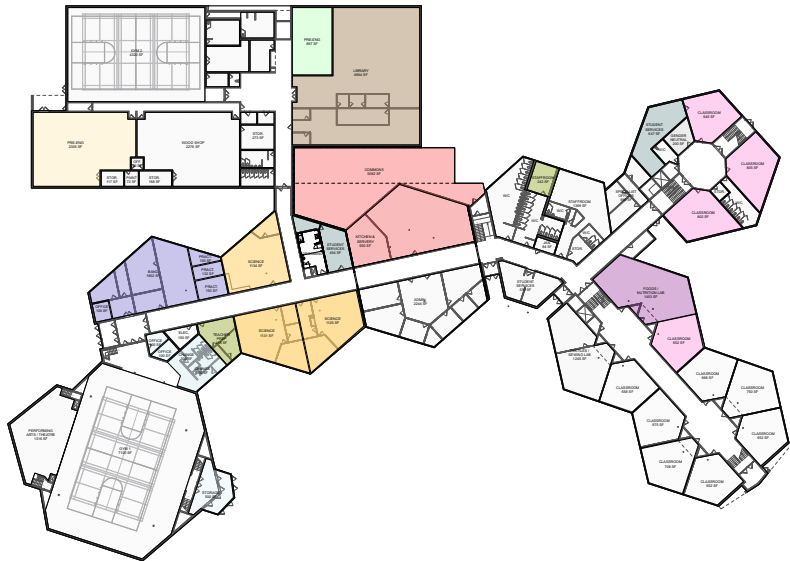
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY

- GYMNASIUM
- FITNESS
- GYM SUPPORT

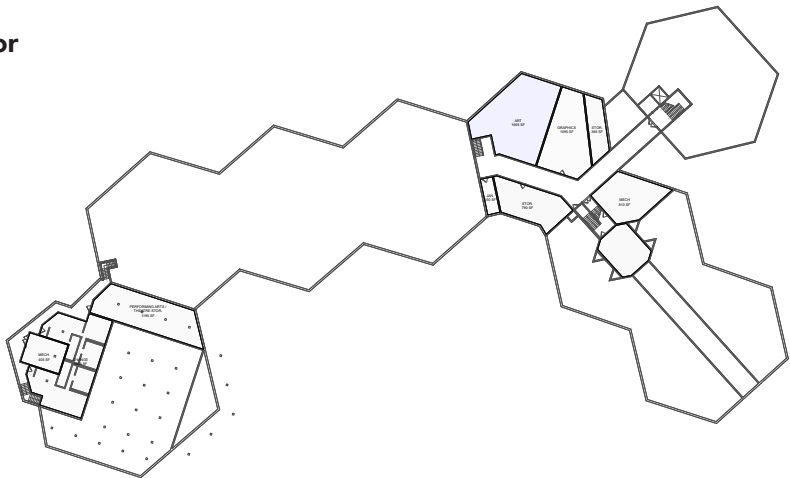
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT
- EXISTING PROGRAM / LAYOUT TO REMAIN



second floor



main floor



basement floor

Conceptual renderings of Option 3, which show the proposed building massing from different views.



Cottonwood Option 3 Site Development Concept

The proposed site concept for Option 3 includes:

- Expanded parking but no drop off on west side
- New Music and Science courtyard west side of building complete with outdoor stage and seating
- South facing pavement games area (can have basketball also if requested)
- South facing hexagon student and community gardens
- South facing outdoor cultural space at the centre of the commons
- Reconfigured east and north facing parking areas with drop off (smaller than option 1 and 2)
- Library and commons plaza with arbour opens up into east facing hard court basketball zone



Windsor Park Collegiate Transition to Speers Road

Three initial concepts were prepared for Windsor Park Collegiate in the Speers building, which largely centred around different options for the placement of Gymnasium, Shops, Band/ Performing Arts and Individualized Program (IP) spaces.

Option 1 - South addition with Link

Generally, this option proposes a new construction addition to the south and east of the existing Gym as well as to the south of the existing Band Room. The remaining school spaces receive varying degrees of renovation.

This option co-locates the existing Gym with a new construction addition that houses a second gym and fitness space. New gym ancillary space is located centrally between the two gyms, with easy access for the Fitness Room. In order to access Gym #2 and Fitness addition to the south of Gym #1, a new Student Commons space is proposed. The Student Commons is proposed to create a stronger sense of entry and identity for the building.

Gym #1 currently doesn't have regulation ceiling heights. If desired, the existing roof could be raised, but may not be the most effective use of capital. Additionally, it is complex from both a technical and phasing perspective.

The Administration suite is relocated off the new Student Commons, co-located with the Student Services space (renovation to current Foods / Textiles rooms).

The existing Band Room is renovated into the Metals Shop with a new construction addition directly to the for the Wood Shop.

Individualized Programming (IP) is in located at the northeast corner of the school (renovation to current Administration space as well as two classroom spaces). This allows for:

- The existing north entry to be used as a

separate entrance for loading and unloading buses for IP students.

- IP located with good proximity to existing grooming room.
- IP to be more central in the school, with close access to gym spaces.
- IP to be located in a portion of the existing school that has wider hallways than some other areas, which is crucial for IP wheelchairs, bikes, etc.

A Community / Indigenous Room is proposed to be located directly off new Student Commons space and with direct access to the courtyard, which allows for ease of after-hours access. (renovation to existing Guitar Room)

Option 1 proposes to relocate the existing south most stair to allow for direct exit through fire wall to Student Commons and out. The existing stair space on second floor would become a Universal Toilet Room (UTR). On the main floor, the space where the stairs currently are would transform into a hallway to access the gender-neutral washroom from the corridor.

A Performing Arts / Stage space is proposed to be centrally located, in the east portion of the current Student Commons, with the ability to open into the west portion of the existing Commons. In order to do this, an operable wall would be required, which would be acoustically treated at a higher cost. Further downsides to this option include:

- Renovation to space that was recently upgraded
- Break-up the Commons into two areas
- The stage is not located in the Gym, to allow for larger audiences
- If a raised stage is desired, it would have to be rented (i.e. no permanent raised stage)

A new construction link is proposed to enclose the courtyard and create better circulation throughout the building. This also solves some of the noted security concerns with undesired after-hours access to the courtyard space.

OPTION 1



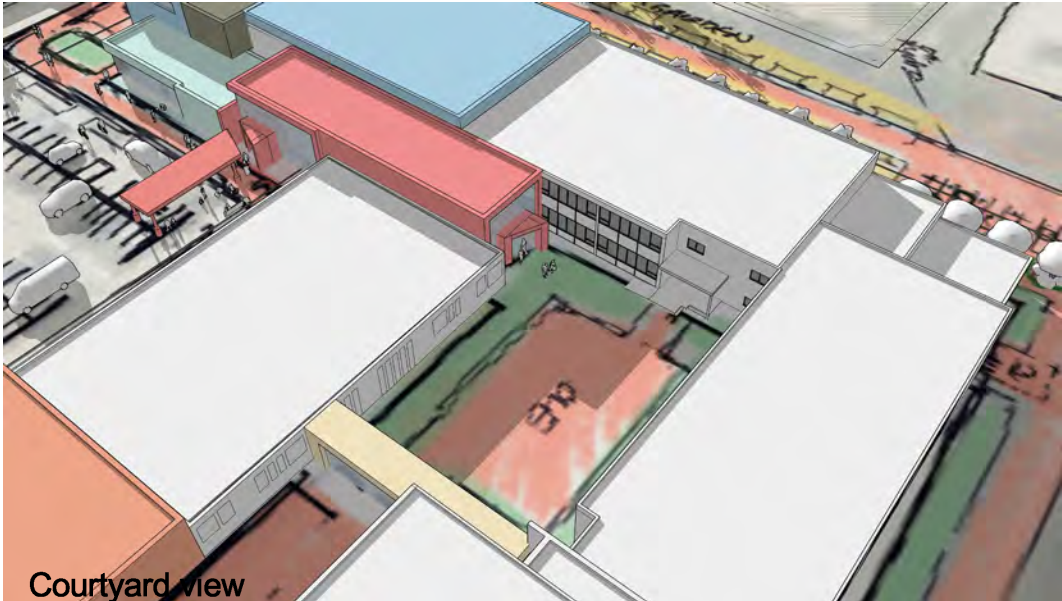
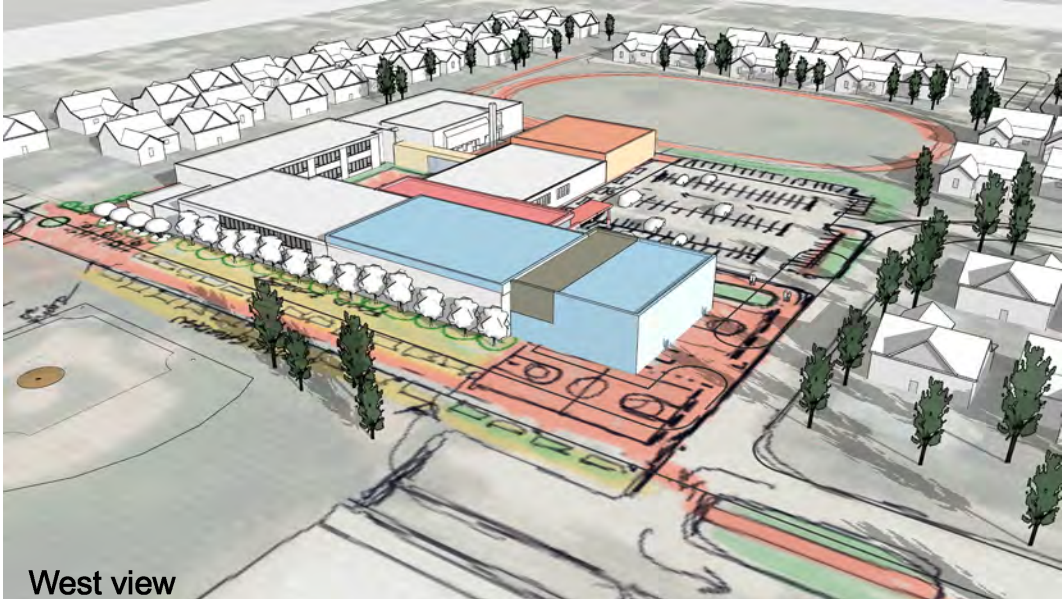
second floor

- COMMONS
- COMMUNITY / INDIGENOUS ROOM
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY
- GYMNASIUM
- FITNESS
- GYM SUPPORT
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT
- EXISTING PROGRAM / LAYOUT TO REMAIN



main floor

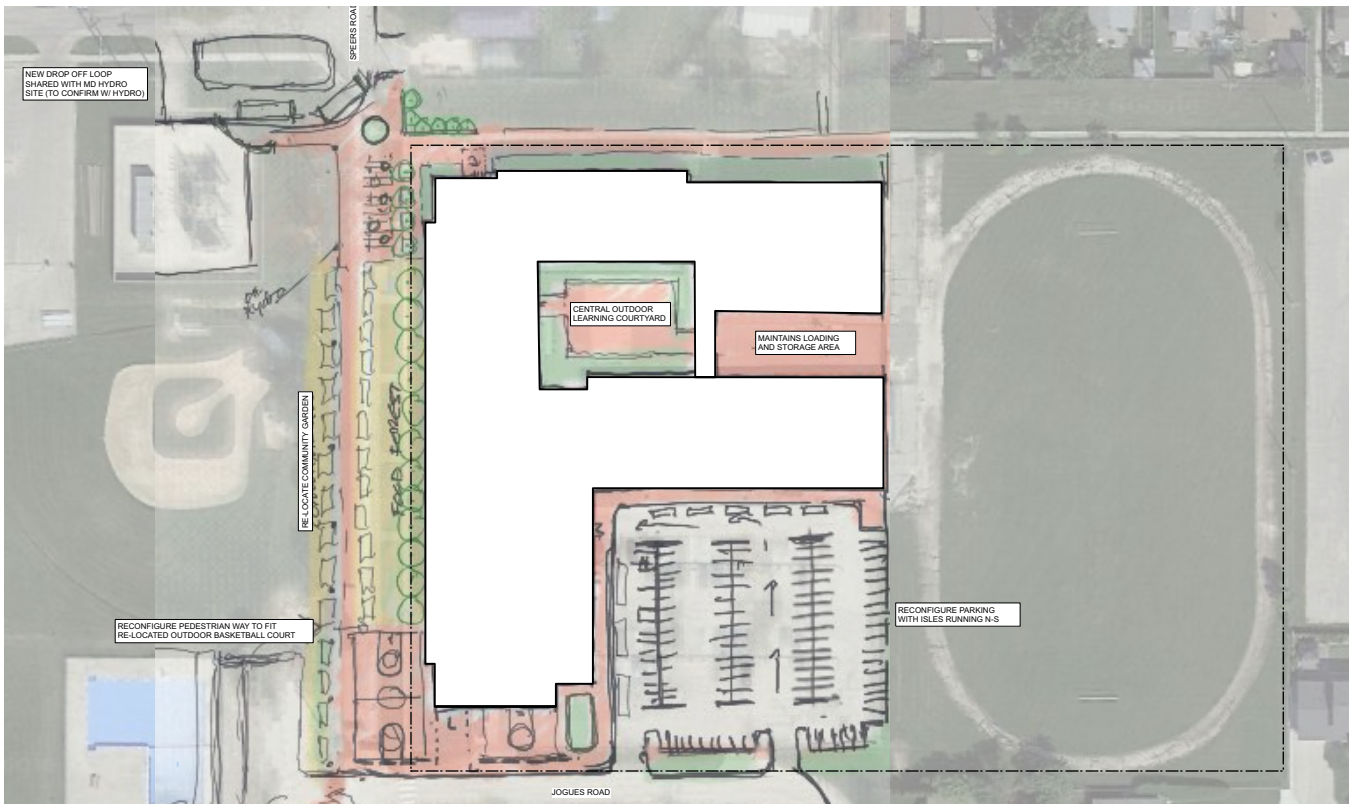
Conceptual renderings of Option 1, which show the proposed building massing from different views.



Speers Option 1 Site Development Concept

The proposed site concept for Option 1 includes:

- Reconfigured pedestrian way to fit a south-west corner outdoor basketball
- Relocated community gardens (moved from south of pool where new parking is)
- Clear pick up drop off along south and west building perimeter
- Reconfigured parking with isles running north-south
- New drop off shared with Manitoba Hydro site in north-west corner (requires permission and coordination with Manitoba Hydro)
- Central outdoor learning courtyard bounded by the link
- Maintains east facing loading and storage area and north walkways



Option 2 - South-facing Courtyard

Generally, this option proposes the demolition of the existing 1964 and 1993 additions and in its place, a new construction addition to the south of the current Staff Room, creating a south “front”-facing courtyard. This option also proposes new construction additions to the east of the existing Student Commons (to create a stronger sense of entry and identity for the building) and to the south of the existing Gym, for a raised stage. The remaining school spaces receive varying degrees of renovation.

In this option, the Administration suite is relocated to the west side of the existing Student Commons, with direct adjacency to new, expanded Commons.

The IP spaces are proposed in same location as shown in Option 1, at the north-west corner of the building, with access to a dedicated entrance for IP students.

The Student Services spaces are located adjacent to expanded Student Commons and could have direct connection, if desired.

A raised stage for Performing Arts is located directly off the existing gym. However, a firewall is required between the existing building and new construction addition, so the opening between the two spaces would require an expensive fire shutter design solution unless an alternative solution can be negotiated with the City of Winnipeg as the Authority Having Jurisdiction.

The existing Gym becomes the smaller Gym #2, with the existing ceiling height proposed to remain as is. The new, larger Gym #1 is proposed to be built with a higher, regulation ceiling height. The location of the new Gym #1, Fitness and Community / Indigenous Room allows for ease of after-hours access, with the ability for the remaining school to be locked-off.

Some downsides of this layout include:

- the Student Commons is not connected to

the after-hours use spaces.

- The separation of Gym spaces is not ideal.
- The existing Gym and new Fitness space are not close to each other.

The “U-shaped” configuration of the school creates longer commutes between the Gym, Fitness and Shops addition and the existing Gym and stage addition, which might not be ideal from an operational perspective. An exterior covered walkway is proposed between the Commons addition and Gym and Community / Indigenous Room addition to facilitate access, but necessitates walking outside.

Due to the fact that this option includes a large amount of demolition of existing program spaces, planning for construction phasing and temporary use spaces will be important considerations. The design limits most of the new construction to fewer critical locations compared to Option #1. The existing gym can remain operational until the new gym is completed, after which time the renovations to the existing gym can occur.

OPTION 2



- COMMONS
- COMMUNITY / INDIGENOUS ROOM

- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)

- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY

- GYMNASIUM
- FITNESS
- GYM SUPPORT

- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT

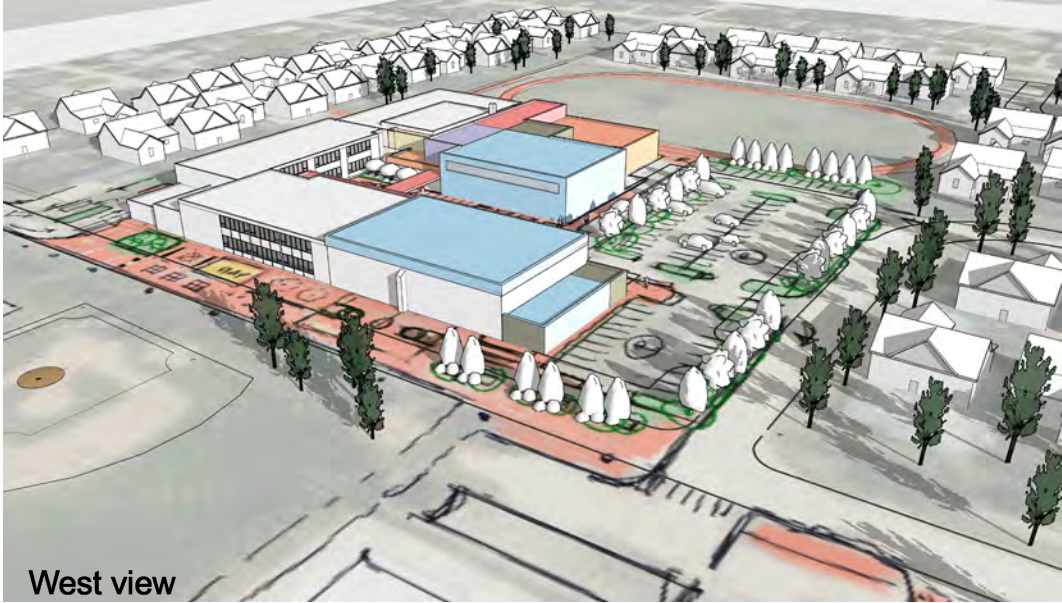
- EXISTING PROGRAM / LAYOUT TO REMAIN

second floor



main floor

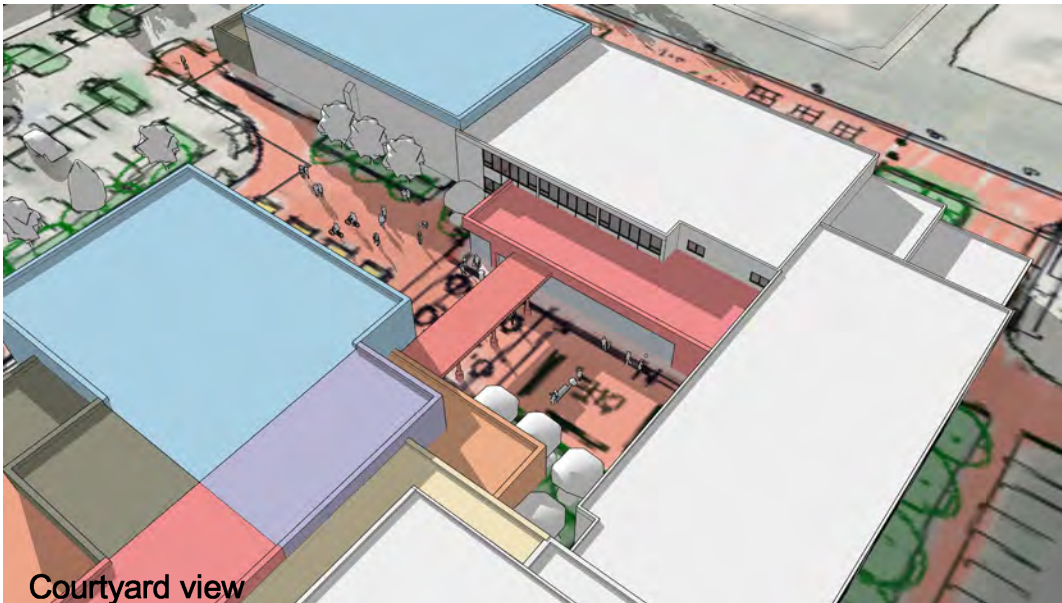
Conceptual renderings of Option 2, which show the proposed building massing from different views.



West view



South view

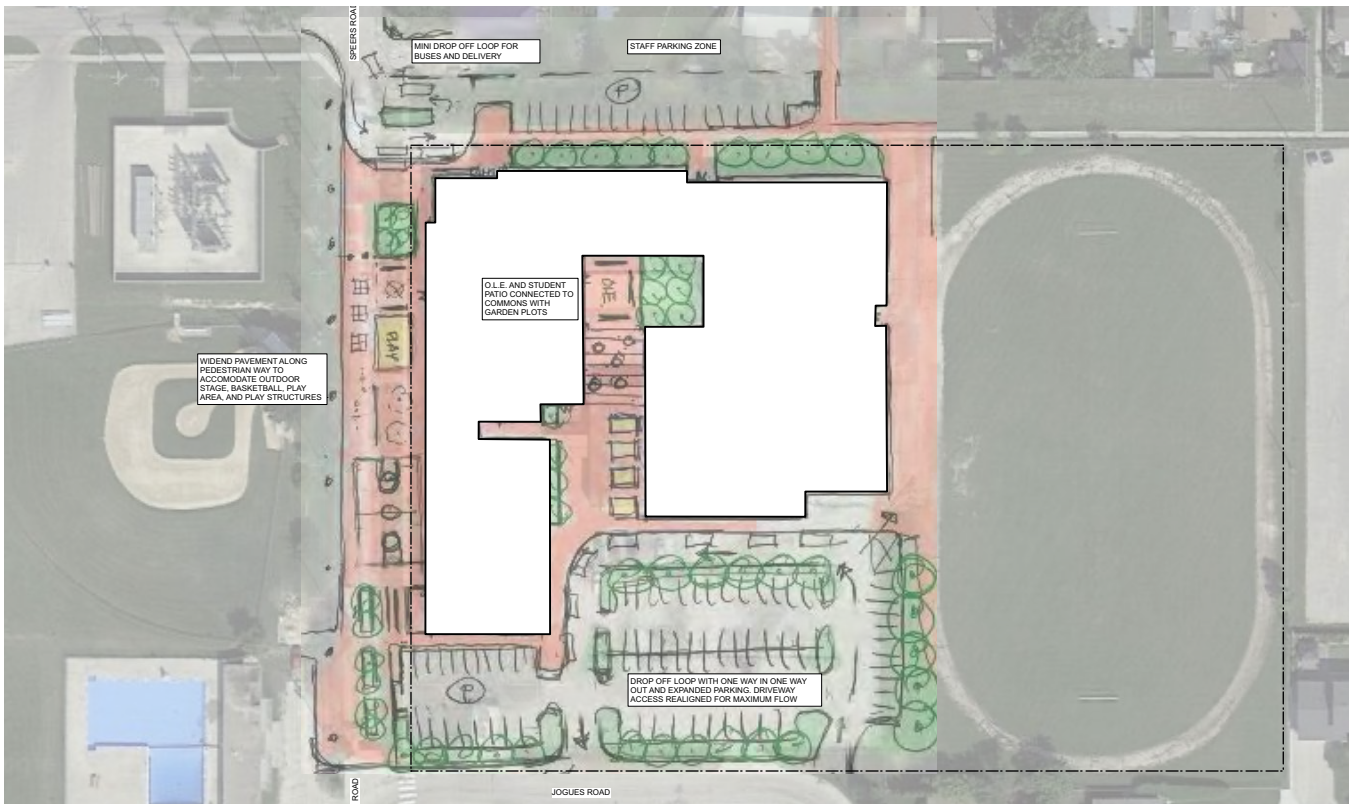


Courtyard view

Speers Option 2 Site Development Concept

The proposed site concept for Option 2 includes:

- Widened pavement area along the north-south pedestrian way (Speers Road, closed to traffic) to accommodate outdoor stage west of theatre, basketball, pavement games, play structures
- Dedicated drop off loop with one way in one way out and expanded parking in south-west corner. Driveway access realigned for maximum flow and minimal street congestion.
- South facing outdoor learning environment and student patio connected to the existing Student Commons complete with garden plots
- North-west corner mini drop off for buses and delivery vehicles.
- North staff parking zone.



Option 3 - Central, enclosed Courtyard

Generally, this option proposes the demolition of the existing 1963 / 1993 addition in similar fashion to Option 2. The new construction addition accommodates both Gym #1 and Gym #2, as well as a raised stage for Performing Arts, Music / Guitar space and Fitness Room. The addition also houses the Administration suite and the Community / Indigenous Room, connecting back to the existing Student Commons space and creating an enclosed outdoor courtyard.

This option places IP and the Wood and Metal Shops in the existing gym space, eliminating the need to raise the roof of this existing space. The remaining school spaces receive varying degrees of renovation.

The co-location of IP and Practical Arts spaces is not ideal for the following reasons:

- Noise from the adjacent Wood and Metal Shop
- The grooming room is not co-located with the IP although it is closer than WPC's current grooming room and IP in Cottonwood building
- This location would mean that the main south entrance would be used for IP bus drop off, which may make the area congested.
- This location is more ideally suited to the Foods Lab and IP instead located in northwest corner as proposed in other options

The Student Services spaces are shown in existing Administration space, but as discussed above, this space is more ideally suited for IP.

The recently renovated Student Commons spaces remains as is in Option 3. A new Entry Commons is proposed to connect the Student Commons with the south parking area and drop-off and to create a welcoming entrance with proper signage

The Administration suite is positioned in the new addition directly adjacent to the Entry Commons, centrally located in the school.

This option proposes one larger addition, which is beneficial in that it:

- Minimizes the extent, location complexity of fire walls;
- Eliminates need to raise roof height of existing gym;
- Allows for all the proper co-locations of program into the new construction addition (i.e. gyms, fitness, stage), without the requirement of fire wall separations.
- Allows for ease in phasing in that existing Practical Arts shops programs can continue to run out of the Cottonwood building, with the gym remaining operational at Speers until the new construction addition is complete.

An alternate version of Option 3 was discussed, which would combine the two gymnasium spaces into one larger gym. This would eliminate the need for excessive circulation space, which is challenging to supervise.

A second floor to the new addition for Textiles, Foods Lab and Classroom shown in this option, but was discussed to have the following downsides:

- It is expensive space to add as there is a high proportion of required circulation to access (long, single loaded corridor)
- Cuts down the amount of direct sunlight into courtyard

OPTION 3



- COMMONS
- COMMUNITY / INDIGENOUS ROOM
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY
- GYMNASIUM
- FITNESS
- GYM SUPPORT
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT
- EXISTING PROGRAM / LAYOUT TO REMAIN

second floor



main floor

Conceptual renderings of Option 3, which show the proposed building massing from different views.



West view



South view

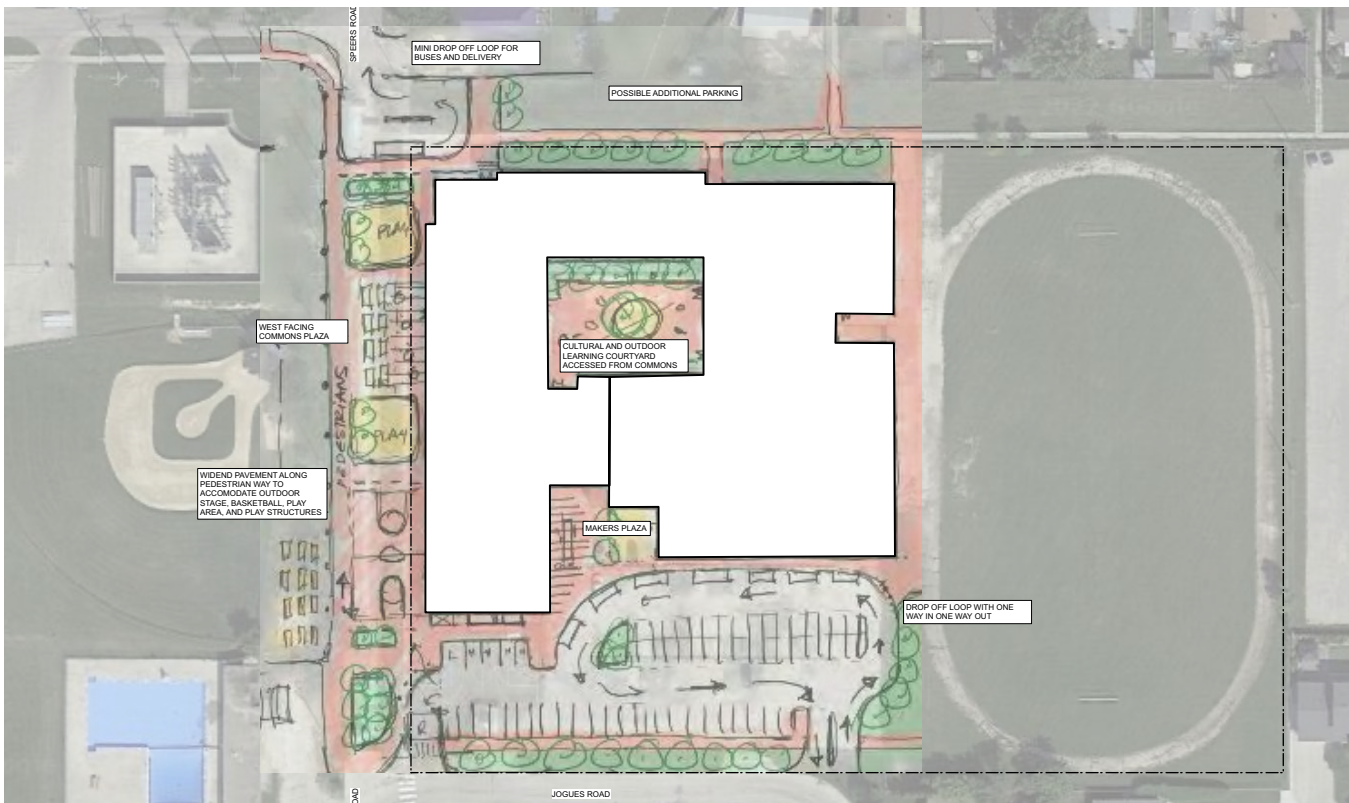


Courtyard view

Speers Option 3 Site Development Concept

The proposed site concept for Option 3 includes:

- Widened pavement area along north-south pedestrian way (Speers Road) to accommodate basketball, pavement games, play structures and west facing commons plaza complete with arbour and patio seating. (access to shops across basketball for authorized vehicles only (west facing overhead doors -spill out space)
- Dedicated drop off loop with single entry (smallest amount of parking of all 3 options).
- South and east facing makers plaza complete with arbour and harvest workshop table. (with direct access to the shops classrooms)
- Fully enclosed cultural and outdoor learning courtyard at the heart of the building visible and accessible from the Student Commons.
- North-west corner mini drop off for buses and delivery vehicles. (can also fit north staff parking lot in this option, if desired)
- Dedicated garbage and recycling location



4.3 Follow-Up Consultation & Input

Process & Feedback

Following the development of the initial concepts shown in Section 4.2 of this report, with varying approaches to addition and renovation scopes for each building, the staff and administration from each school community provided feedback.

In addition to comments specific to each option presented, the Windsor Park Collegiate team noted that the designs:

- Placed student needs at the forefront.
- Took into consideration all of the voices that have voiced input along the way.
- met the needs of the IP students.
- Understood that the community room is an integral part of the school community.
- Provided a Gym that can accommodate multiple classes and larger spectator viewing area.
- Met the needs of Kinesthetic learners through the relocation of Industrial Arts programming.
- Provided an amazing facility that Performing Arts students can showcase their talents in.

In addition to comments specific to each option presented, the Collège Béliveau team noted the following:

- Consideration of sustainable energy sources such as solar panels in future is a priority for staff and student council.
- Accommodation for a new Student Commons meets the needs of the school community.

- Increased ability for practical arts course offerings is great. Separation of metals shop and pre-engineering space will be necessary.
- Co-location of fitness and gym #1, as well as centralized change rooms and equipment storage is great.

Building from the feedback provided and based on the preferred initial option, the conceptual design options were refined into two options for each school and presented at staff meetings in early January. The next section of this report, Part 5 - Community Consultation, details these refined options and subsequent feedback.

PART 5 - COMMUNITY CONSULTATION

5.1 Collège Béliveau Transition to Cottonwood Building

Community Presentation

On February 1, 2023, the Louis Riel School Division hosted a Community Presentation and Consultation process at 1015 Cottonwood, in the school's gymnasium #1.

The evening began at 6:00pm with the opportunity for community to walk through the Cottonwood building and ask questions of current Windsor Park Collegiate staff that were available to give tours. Handout brochures were available and large presentation boards were set up showing two proposed conceptual design options for Collège Béliveau in the Cottonwood building, giving attendees an opportunity to familiarize themselves with the schemes prior to the presentation.

The presentation began at 7:00pm and opened with a Land Acknowledgment and welcome from Collège Béliveau Principal, Andrea Kolody and Vice-Principal, Diane Lamoureux. LRSD

Superintendent, Christian Michalik, introduced the Division's "Design With Us" process for the evening and recapped the Board of Trustee approval of an exchange of the Windsor Park Collegiate and Collège Béliveau buildings. Assistant Superintendent, Jeff Anderson discussed the forecasted milestones and next steps of the process.

The presentation was then handed over to Lindsay Oster of Prairie Architects Inc. to present the concepts with assistance from Monica Giesbrecht of HTFC Planning & Design.

Lindsay Oster began by describing the "block planning high-level design stage" that the project was currently at and then moved into a discussion of Collège Béliveau's Key Programs and spaces and which of those are currently provided for in the Cottonwood building and which are not.

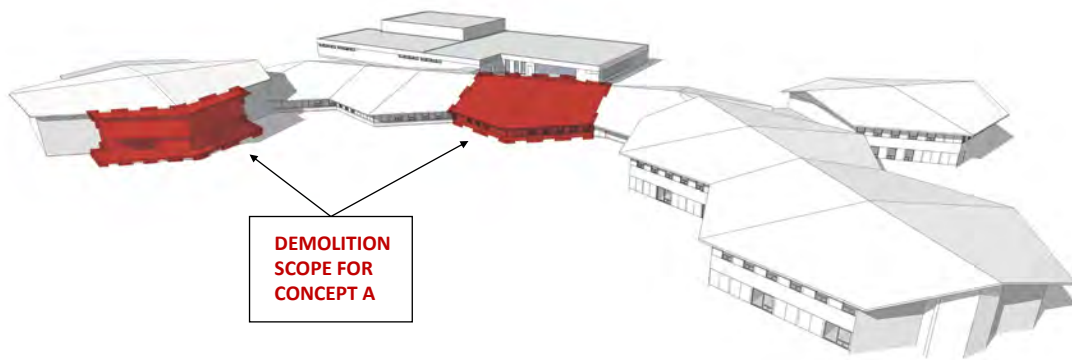
COTTONWOOD BUILDING	
Existing Spaces (Provided)	Required Spaces (Not Provided)
<ul style="list-style-type: none"> Increased classroom space appropriate to enrolment projections 	<ul style="list-style-type: none"> Student Commons – sized to accommodate enrolment projections
<ul style="list-style-type: none"> Gymnasium space with regulation ceiling heights 	<ul style="list-style-type: none"> Pre-Engineering – sized to accommodate enrolment projections
<ul style="list-style-type: none"> Practical Arts (Woods / Metals) 	<ul style="list-style-type: none"> Accessible Band and Guitar spaces
<ul style="list-style-type: none"> Raised Stage / Theatre 	

Slide from the presentation giving an overview of Collège Béliveau's Key Programs and Spaces

The following pages include materials from the Community Presentation that describe Concept A, followed by Concept B and then a summary of the feedback collected following the presentation.

CONCEPT A

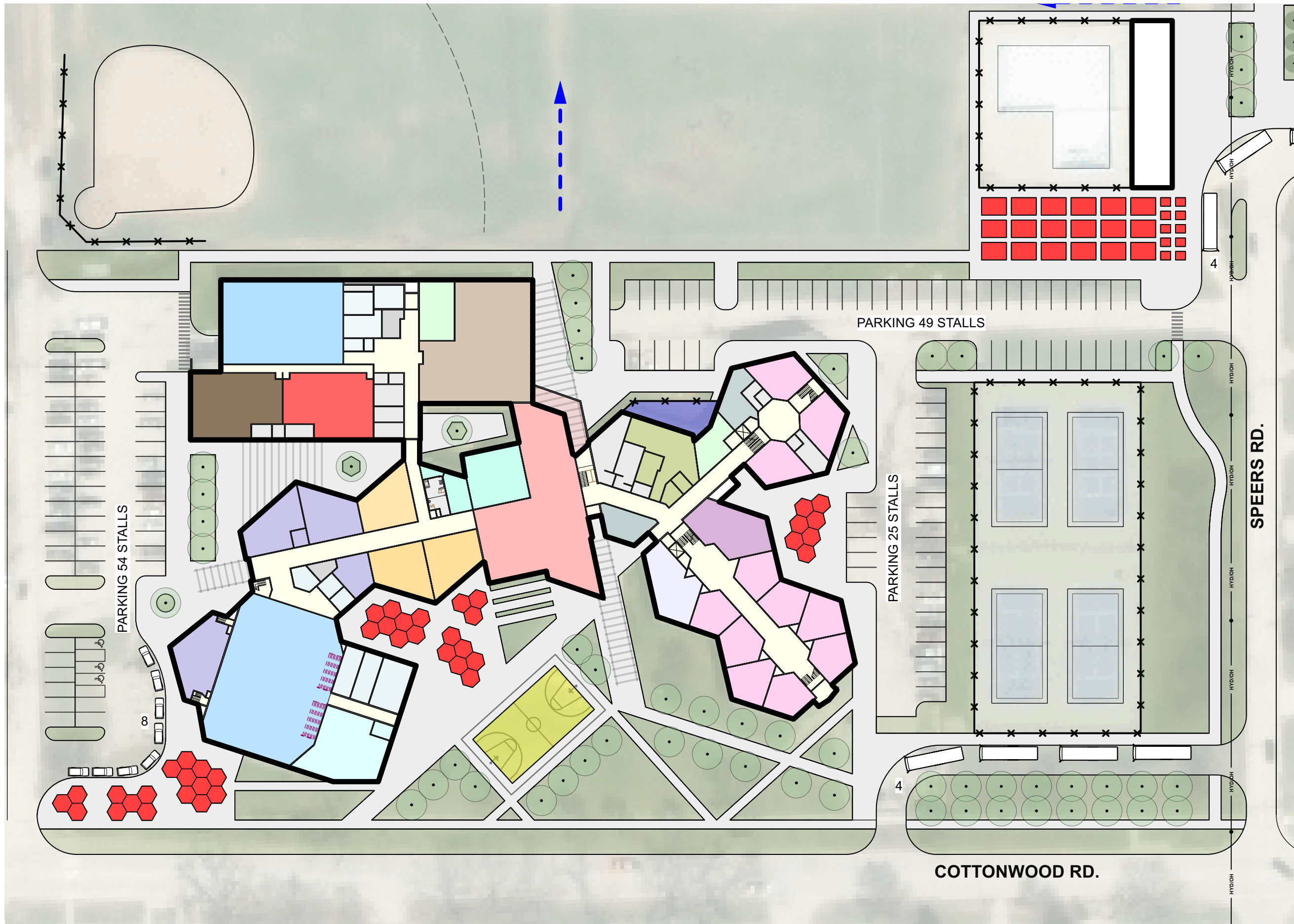
EXISTING BUILDING



Concept A - view from Cottonwood Road



Concept A - view from north parking lot toward entrance



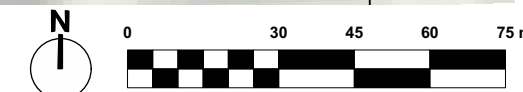
SITE LEGEND

- BUS DROP OFF
- CAR DROP OFF
- BIKE PARKING
- HARD SURFACE / PLAY SURFACE
- PLAY STRUCTURE / SPORTS COURT
- GREENSPACE / LAWN
- STAFF SPACE
- ARBOUR
- COMMUNITY GARDEN
- OVERHEAD HYDRO LINE
- FENCE LINE

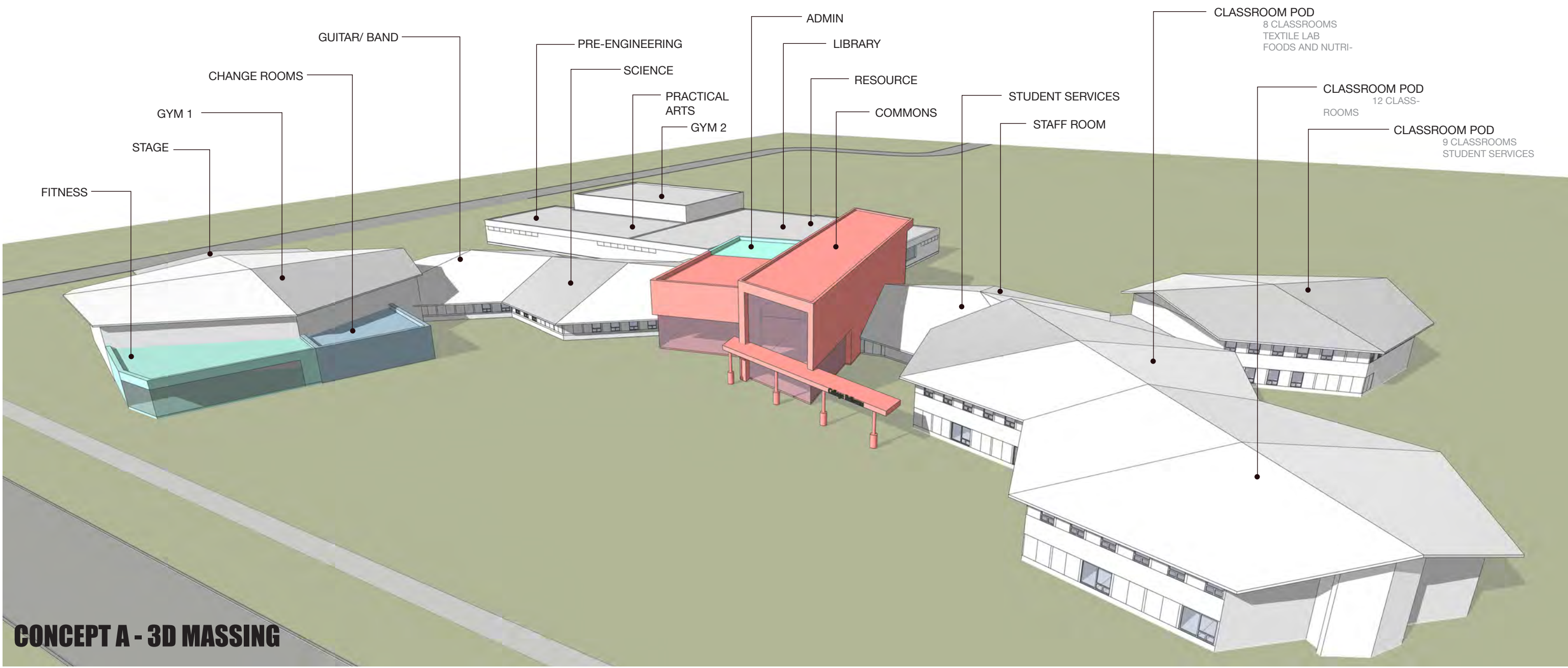
BUILDING LEGEND

- COMMONS
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL)
- BAND / GUITAR / STAGE
- FOODS AND NUTRITION
- SCIENCE
- PRACTICAL ARTS
- PRE-ENGINEERING
- LIBRARY
- GYMNASIUM
- FITNESS
- GYM SUPPORT

CONCEPT A - SITE PLAN

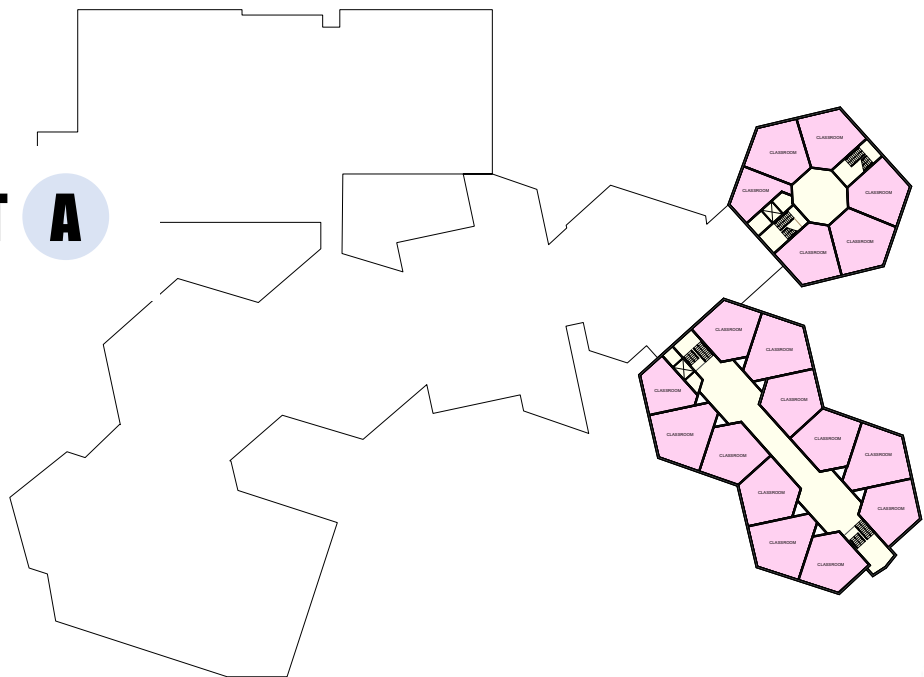


CONCEPT A



CONCEPT A - 3D MASSING

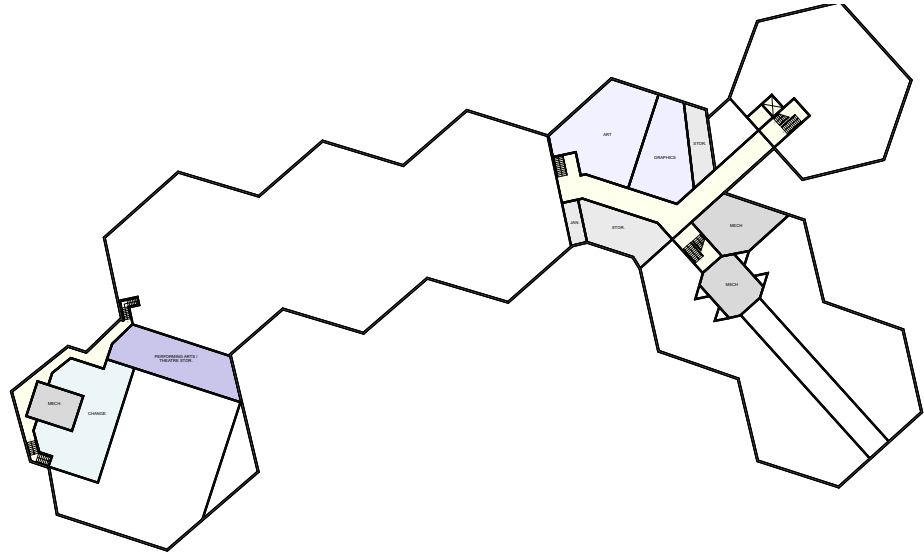
CONCEPT A



SECOND FLOOR PLAN



MAIN FLOOR PLAN

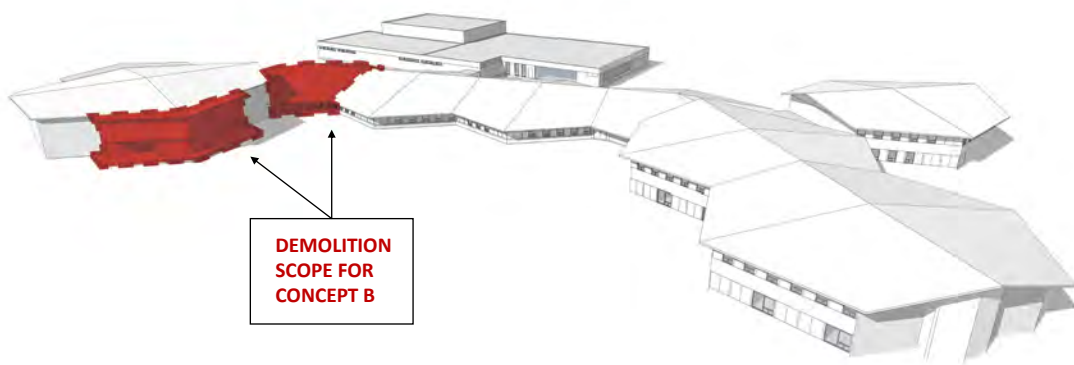


BASEMENT FLOOR PLAN

The following pages include materials from the Community Presentation that describe Concept B, followed by a summary of the feedback collected following the presentation.

CONCEPT B

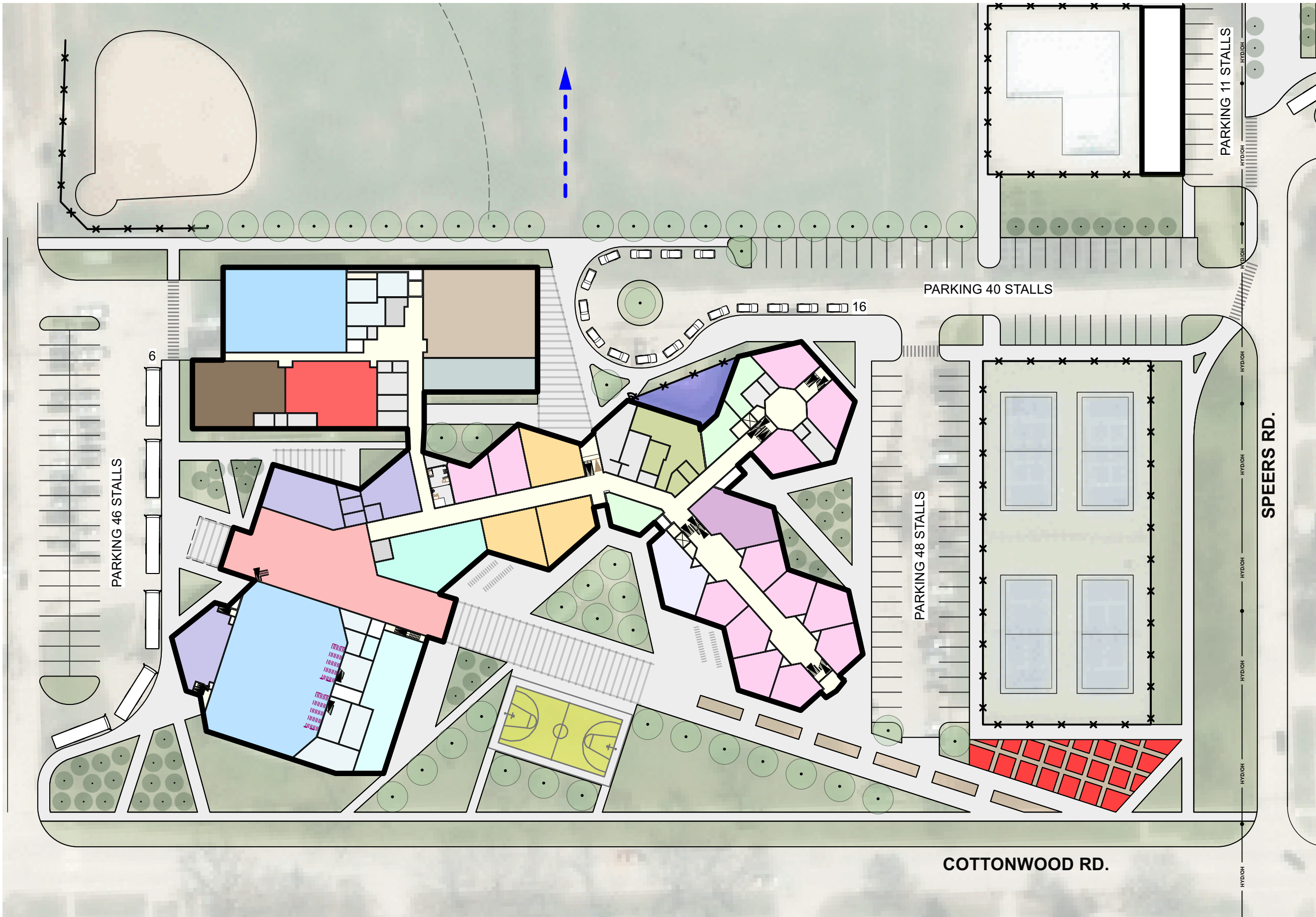
EXISTING BUILDING



Concept B - view from Cottonwood Road



Concept B - view from west parking lot toward entrance



SITE LEGEND

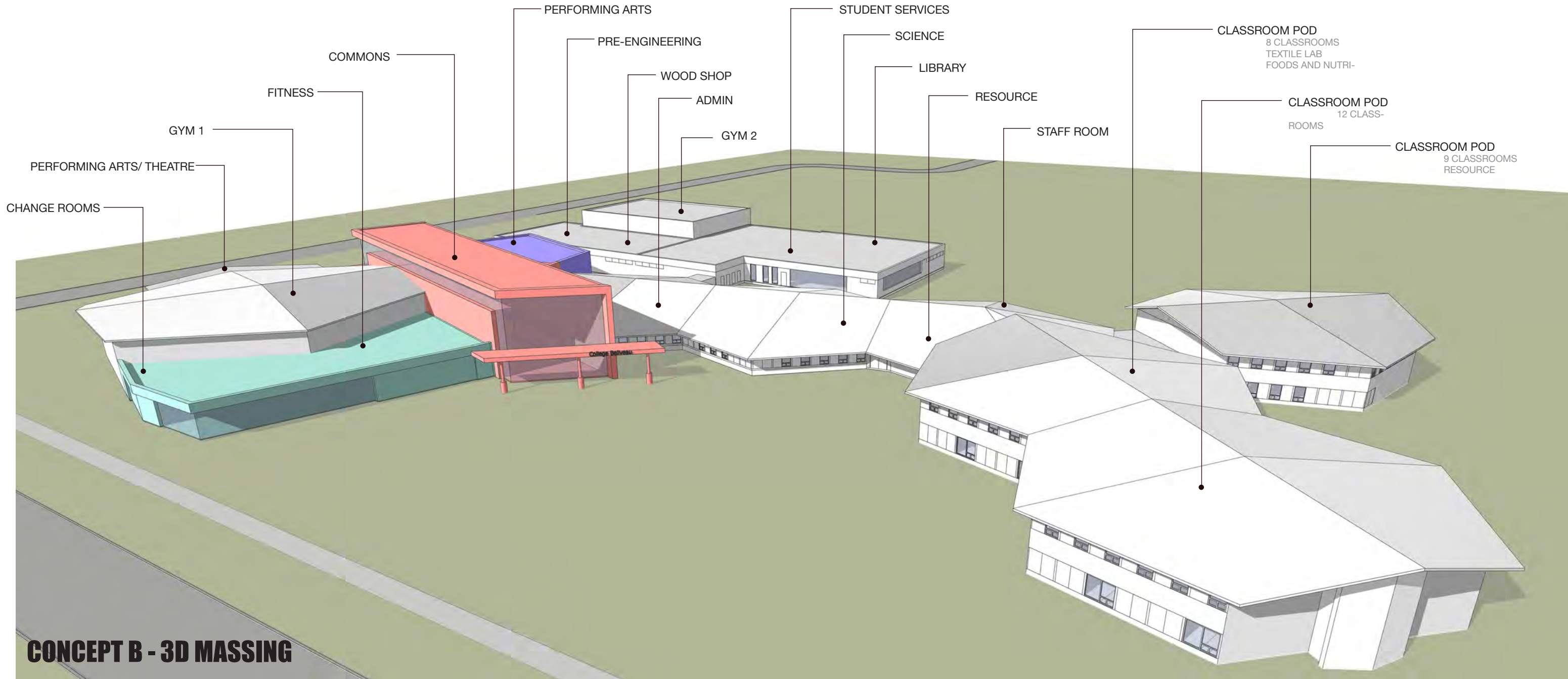
- BUS DROP OFF
- CAR DROP OFF
- BIKE PARKING
- HARD SURFACE / PLAY SURFACE
- PLAY STRUCTURE / SPORTS COURT
- GREENSPACE / LAWN
- STAFF SPACE
- ARBOUR
- COMMUNITY GARDEN
- OVERHEAD HYDRO LINE
- FENCE LINE

BUILDING LEGEND

- COMMONS
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL)
- BAND / GUITAR / STAGE
- FOODS AND NUTRITION
- SCIENCE
- PRACTICAL ARTS
- PRE-ENGINEERING
- LIBRARY
- GYMNASIUM
- FITNESS
- GYM SUPPORT

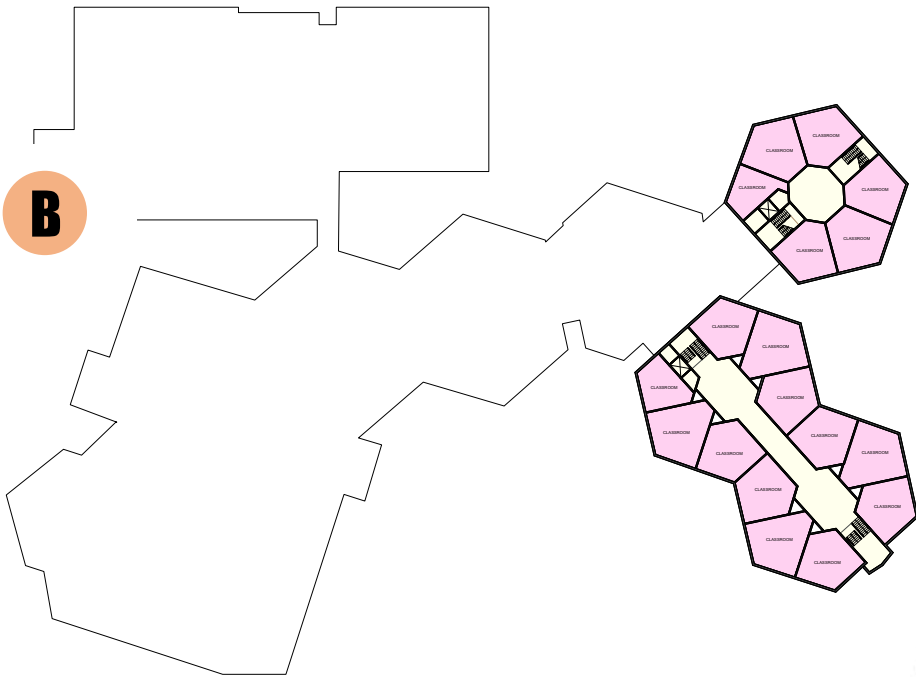
CONCEPT B - SITE PLAN

CONCEPT B

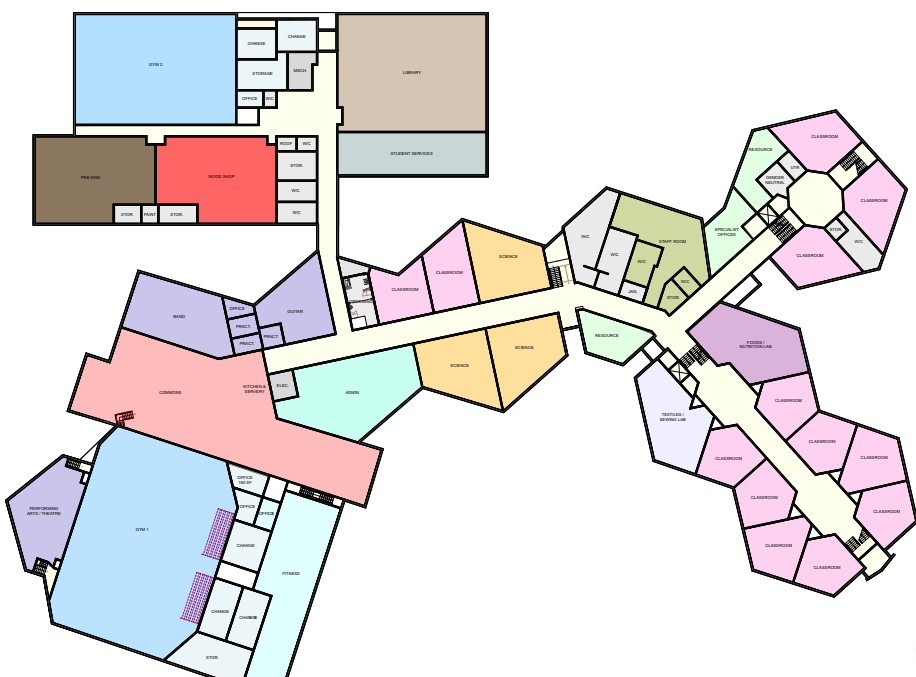


CONCEPT B - 3D MASSING

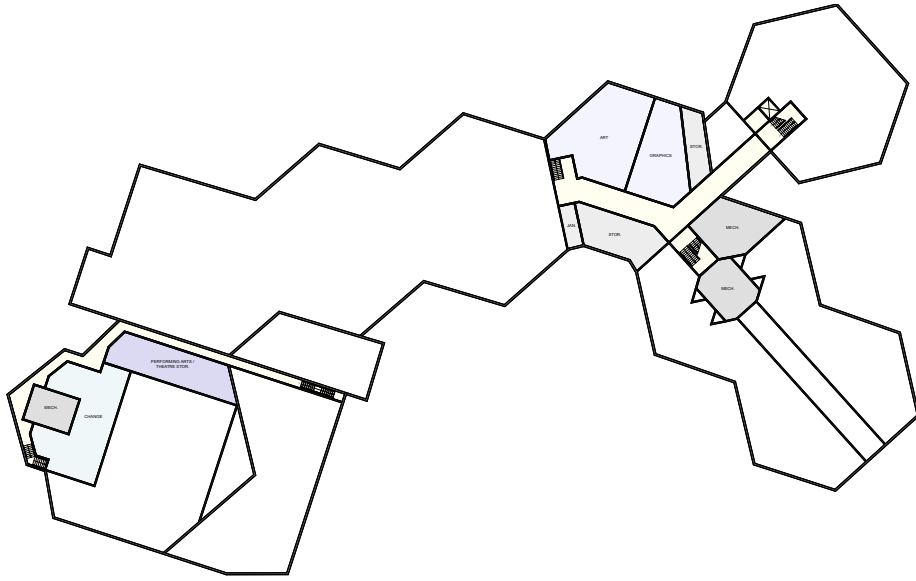
CONCEPT B



SECOND FLOOR PLAN



MAIN FLOOR PLAN



BASEMENT FLOOR PLAN

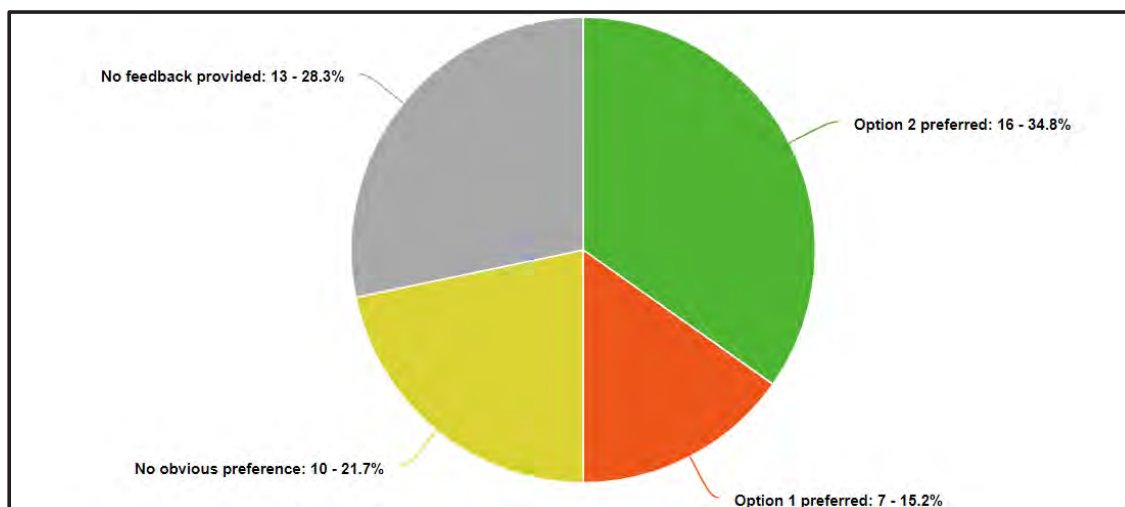
Community Feedback



Collège Béliveau – Major Renovation Feedback

Survey Results Collected after February 1, 2023 Consultation (n=46)

Respondents were placed in the “no obvious preference” category when they had comments and/or concerns related to both design options or they restated the same comments and/or concerns in response to reach design option.



■ Option 2 preferred
 ■ Option 1 preferred
 ■ No obvious preference
 ■ No feedback provided

Top thoughts:

Likes (Option 1):	Likes (Option 2):
<ul style="list-style-type: none"> • Commons area (10) <ul style="list-style-type: none"> ○ Student services proximity to commons • Green spaces/outdoor spaces/community gardens/courtyard (7) <ul style="list-style-type: none"> ○ Outdoor space is enclosed/safe (2) • Design and shape (4) <ul style="list-style-type: none"> ○ Natural light • Bus loop and parent drop off area (4) • Library/resource centre location (2) 	<ul style="list-style-type: none"> • Gym/stage location (12) <ul style="list-style-type: none"> ○ Flexibility with regards to community use (4) ○ Closer to the main office and commons (7) • Commons area (4) • Music/band space (4) • Bus loop, parent drop off and parking (4) • Green spaces (3) <ul style="list-style-type: none"> ○ Planters on walkways ○ Trees along soccer field • Design and shape (2) • Fitness area (2) • Student services location (2)



<p>Concerns/Suggestions (Option 1):</p> <ul style="list-style-type: none"> • More parking and bike parking needed (2) • Traffic congestion on Cottonwood (2) • Art and food lab need more natural light (2) • Gym should be closer to commons (2) 	<p>Concerns/Suggestions (Option 2):</p> <ul style="list-style-type: none"> • Two-story open space student commons – loud (3), wasted space <ul style="list-style-type: none"> ○ Suggestion to add second level or half-floor student lounge with glass wall ○ Phys. Ed. teachers will feel obligated to supervise the commons due to proximity to gym • Outdoor space – open to public, unsafe (2)
<p>Questions (Option 1):</p> <ul style="list-style-type: none"> • Will there be sound insulation to protect other spaces from music/band/guitar? • Will more natural light/opening windows be added to classrooms? • Has teacher storage space been considered to reduce visual distractions? • Another parking solution to decrease runoff and promote increased emissions? 	<p>Questions (Option 2):</p> <ul style="list-style-type: none"> • Will there be sound insulation to protect other spaces from music/band/guitar?

All thoughts:

<p>Likes (Option 1):</p> <ul style="list-style-type: none"> • Commons area (10) <ul style="list-style-type: none"> ○ Student services proximity to commons • Green spaces/outdoor spaces/community gardens/courtyard (7) <ul style="list-style-type: none"> ○ Outdoor space is enclosed/safe (2) • Design and shape (4) <ul style="list-style-type: none"> ○ Natural light • Bus loop and parent drop off area (4) • Library/resource centre location (2) • Addresses traffic congestion • Band/guitar close to gym • Main office location 	<p>Likes (Option 2):</p> <ul style="list-style-type: none"> • Gym/stage location (12) <ul style="list-style-type: none"> ○ Flexibility with regards to community use (4) ○ Closer to the main office and commons (7) • Commons area (4) • Music/band space (4) • Bus loop, parent drop off and parking (4) • Green spaces (3) <ul style="list-style-type: none"> ○ Planters on walkways ○ Trees along soccer field • Design and shape (2) • Fitness area (2) • Student services location (2) • Main office • Reduces traffic flow
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	<ul style="list-style-type: none"> • Opportunity for rain gardens or student directed presentation areas • Has more classrooms
<p>Concerns (Option 1):</p> <ul style="list-style-type: none"> • More parking and bike parking needed (2) • Traffic congestion on Cottonwood (2) • Art and food lab need more natural light (2) • Gym should be closer to commons (2) • Design and shape – feels cut in half • Add prairie grasses and native flowers • Add overhead/sliding doors to open classrooms to outside courtyard spaces • Move food/nutrition labs closer to other electives (shops, music, etc.) • Front courtyard • Gym addition – less barricaded, more of a feature • Swap main office and kitchen so the main office is closer to entrance • Student services is split 	<p>Concerns (Option 2):</p> <ul style="list-style-type: none"> • Two-story open space student commons – loud (3), wasted space <ul style="list-style-type: none"> ○ Suggestion to add second level or half-floor student lounge with glass wall ○ Phys. Ed. teachers will feel obligated to supervise the commons due to proximity to gym • Outdoor space – open to public, unsafe (2) • Traffic congestion on Speers (buses shouldn't go down alley) • Students are far main office • Student services and library disconnected • Move food/nutrition labs closer to other electives (shops, music, etc.) • Parent drop off at far side of parking lot • Design and shape • Front courtyard • More greenspaces <ul style="list-style-type: none"> ○ More canopy trees ○ Make landscaping sustainable for maintenance (what's good for planet, learning and upkeep) • Community gardens <ul style="list-style-type: none"> ○ Move to in front of the gym ○ Along sidewalk – damage and stealing produce • Entrance – not welcoming • Gym addition – geometry needs work

5.2 Windsor Park Collegiate Transition to Speers Building

Community Presentation

On January 31, 2023, the Louis Riel School Division hosted a Community Presentation and Consultation process at 296 Speers Road, in the school’s Commons.

The evening began at 6:00pm with the opportunity for community to walk through the Speers building and ask questions of current Collège Béliveau staff that were available to give tours. Handout brochures were available and large presentation boards were set up showing two proposed conceptual design options for Windsor Park Collegiate in the Speers building, giving attendees an opportunity to familiarize themselves with the schemes prior to the presentation.

The presentation began at 7:00pm and opened with a Land Acknowledgment and welcome from Windsor Park Collegiate’s Principal, Robbie Mager, and Vice-Principal, Carly Friesen. LRSD

Superintendent, Christian Michalik, introduced the Division’s “Design With Us” process for the evening and recapped the Board of Trustee approval of an exchange of the Windsor Park Collegiate and Collège Béliveau buildings. Assistant Superintendent, Marlene Murray discussed the forecasted milestones and next steps of the process.

The presentation was then handed over to Lindsay Oster of Prairie Architects Inc. to present the concepts with assistance from Monica Giesbrecht of HTFC Planning & Design.

Lindsay Oster began by describing the “block planning high-level design stage” that the project was currently at and then moved into a discussion of Windsor Park Collegiate’s Key Programs and spaces and which of those are currently provided for in the Speers building and which are not.

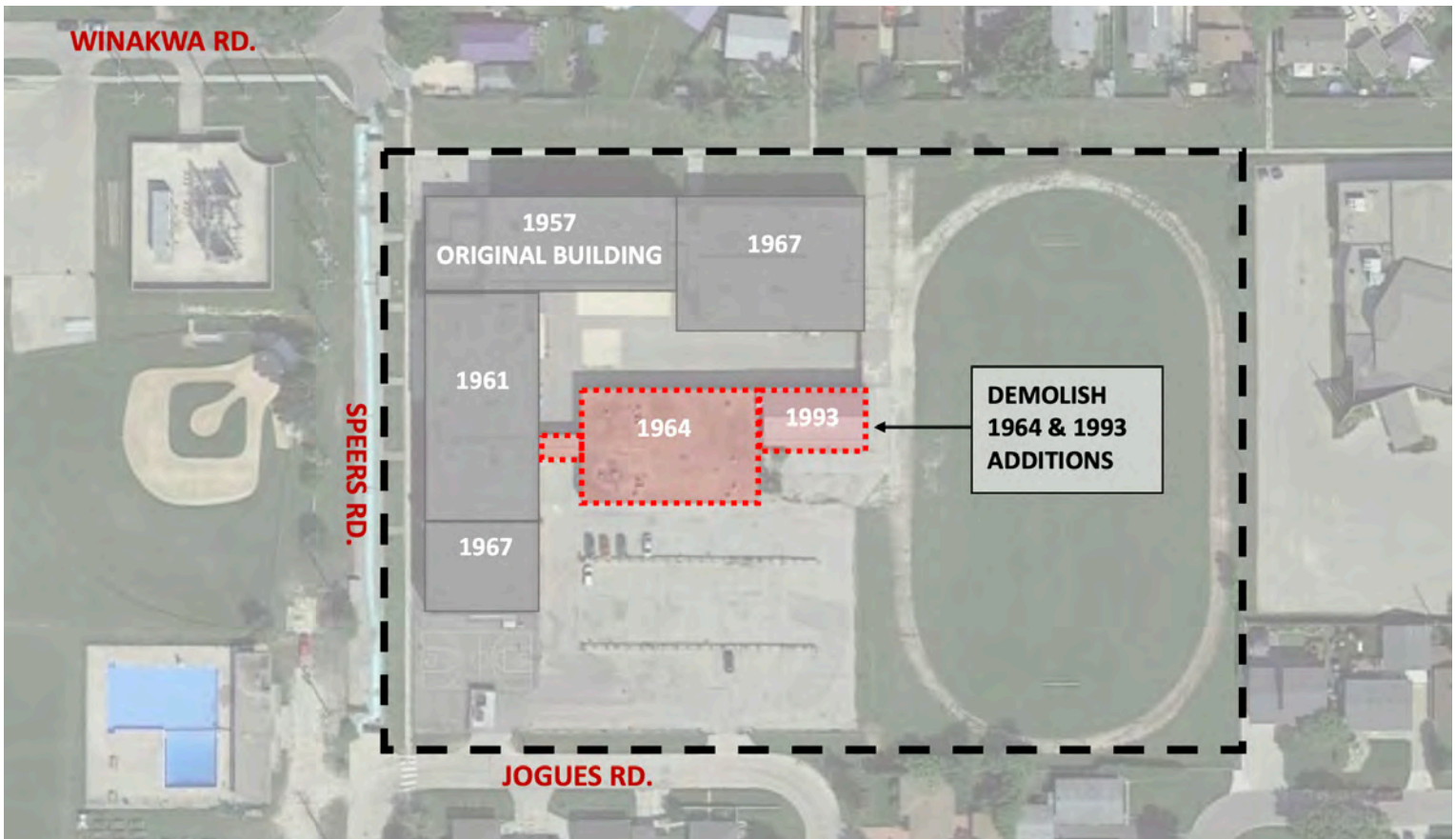
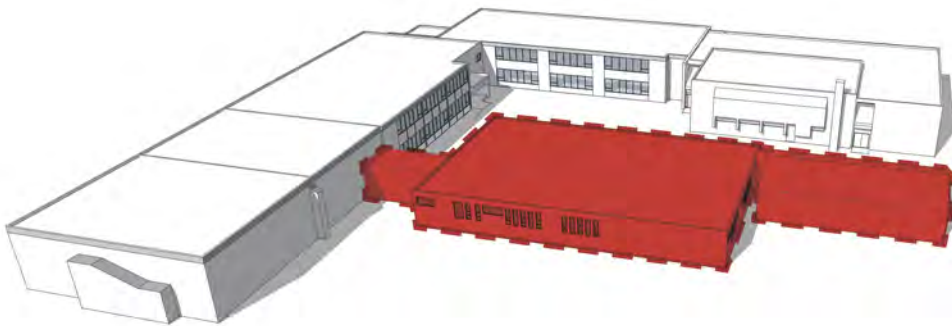
SPEERS BUILDING	
Existing Spaces (Provided)	Required Spaces (Not Provided)
<ul style="list-style-type: none"> • Student Commons (with Kitchen and Servery) 	<ul style="list-style-type: none"> • Gymnasium space with regulation ceiling heights
<ul style="list-style-type: none"> • Classroom space appropriate to enrolment projections 	<ul style="list-style-type: none"> • Individualized Programming (IP) Space accommodation
	<ul style="list-style-type: none"> • Raised Stage / Theatre
	<ul style="list-style-type: none"> • Wood and Metals Shops

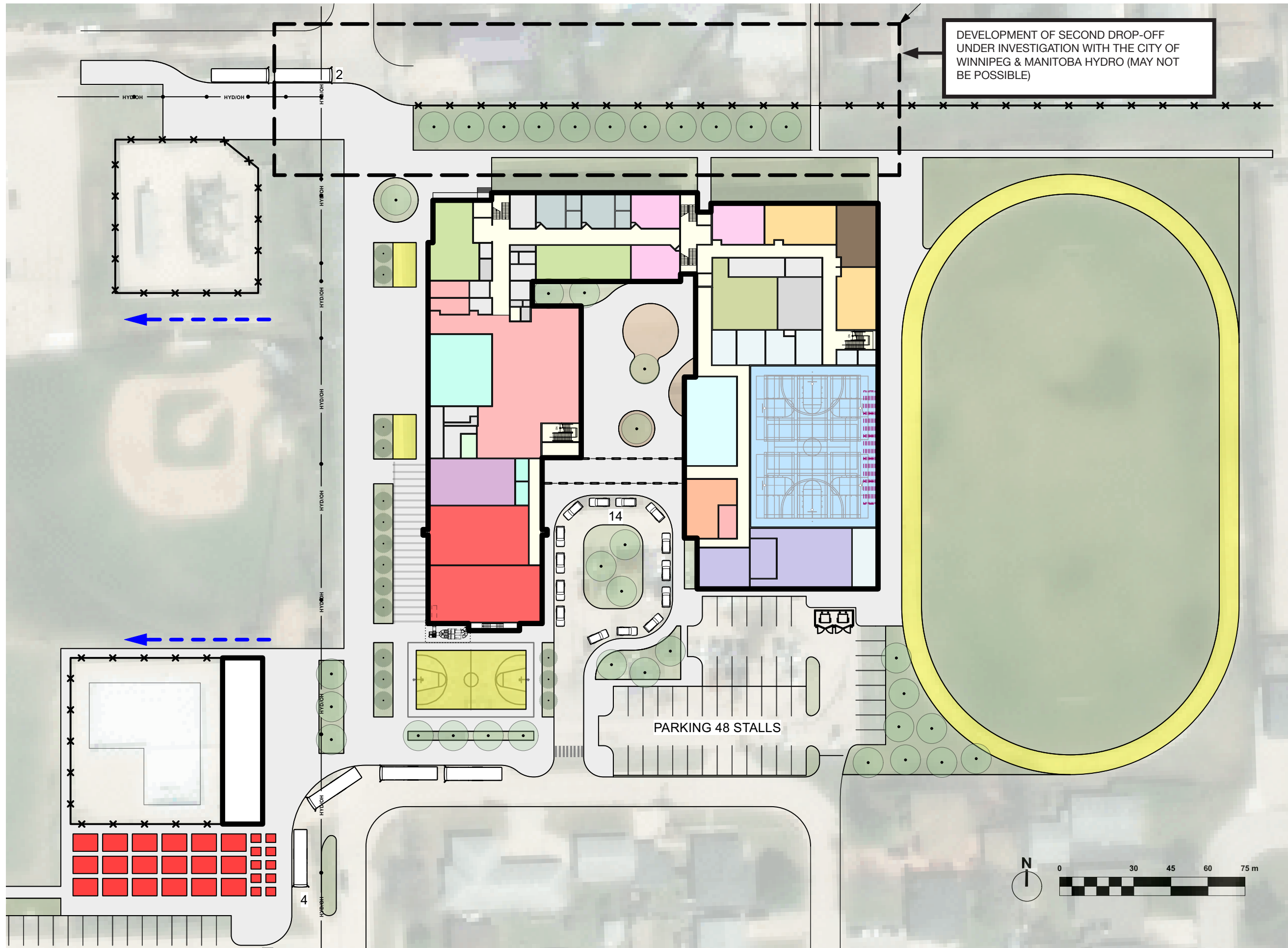
Slide from the presentation giving an overview of Windsor Park Collegiate’s Key Programs and Spaces

The following pages include materials from the Community Presentation that describe Concept A, followed by a summary of the feedback collected following the presentations.

CONCEPT A

EXISTING BUILDING





DEVELOPMENT OF SECOND DROP-OFF UNDER INVESTIGATION WITH THE CITY OF WINNIPEG & MANITOBA HYDRO (MAY NOT BE POSSIBLE)

SITE LEGEND

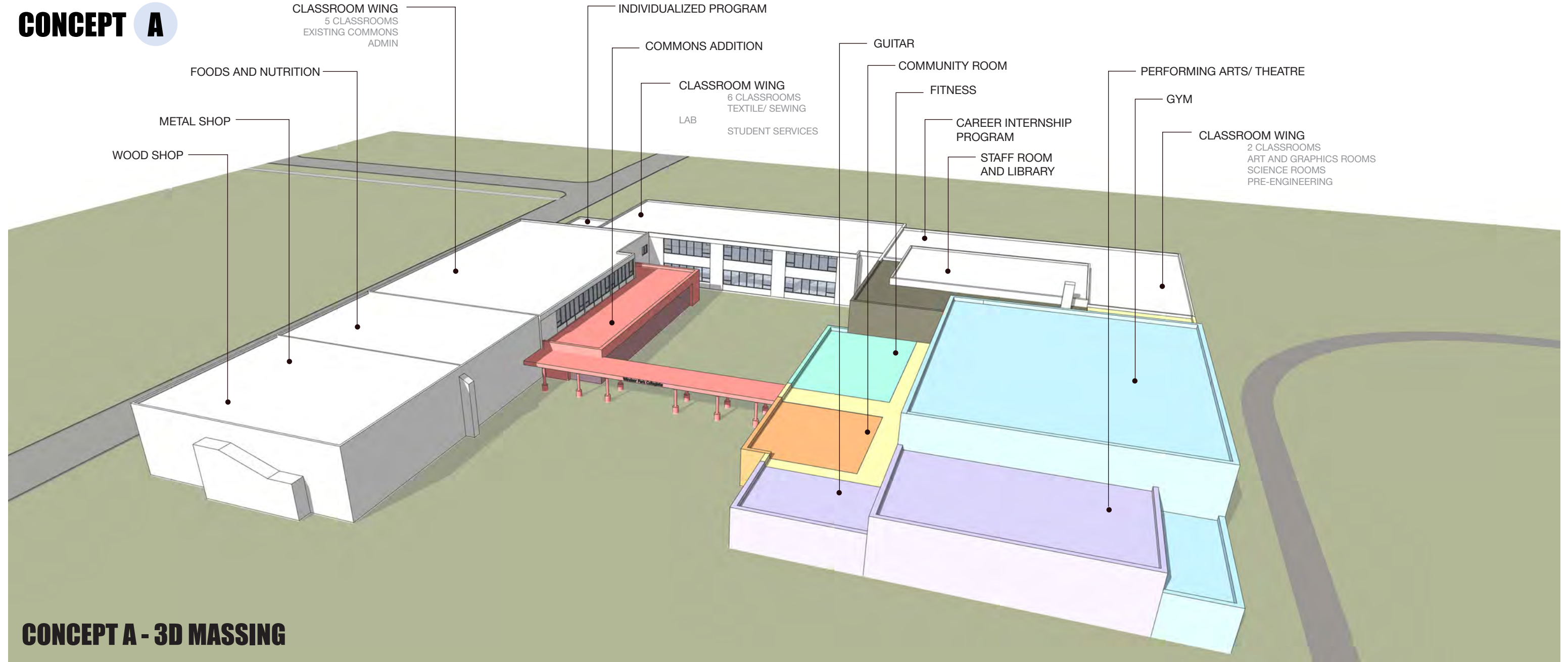
- BUS DROP OFF
- CAR DROP OFF
- BIKE PARKING
- HARD SURFACE / PLAY SURFACE
- PLAY STRUCTURE / SPORTS COURT
- GREENSPACE / LAWN
- STAFF SPACE
- ARBOUR
- COMMUNITY GARDEN
- OVERHEAD HYDRO LINE
- FENCE LINE

BUILDING LEGEND

- COMMONS
- COMMUNITY / INDIGENOUS
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL)
- BAND / GUITAR / STAGE
- FOODS AND NUTRITION
- SCIENCE
- PRACTICAL ARTS
- PRE-ENGINEERING
- LIBRARY
- GYMNASIUM
- FITNESS
- GYM SUPPORT

CONCEPT A - SITE PLAN

CONCEPT A



CONCEPT A - 3D MASSING



Concept A - view from south parking lot / Jogues Road

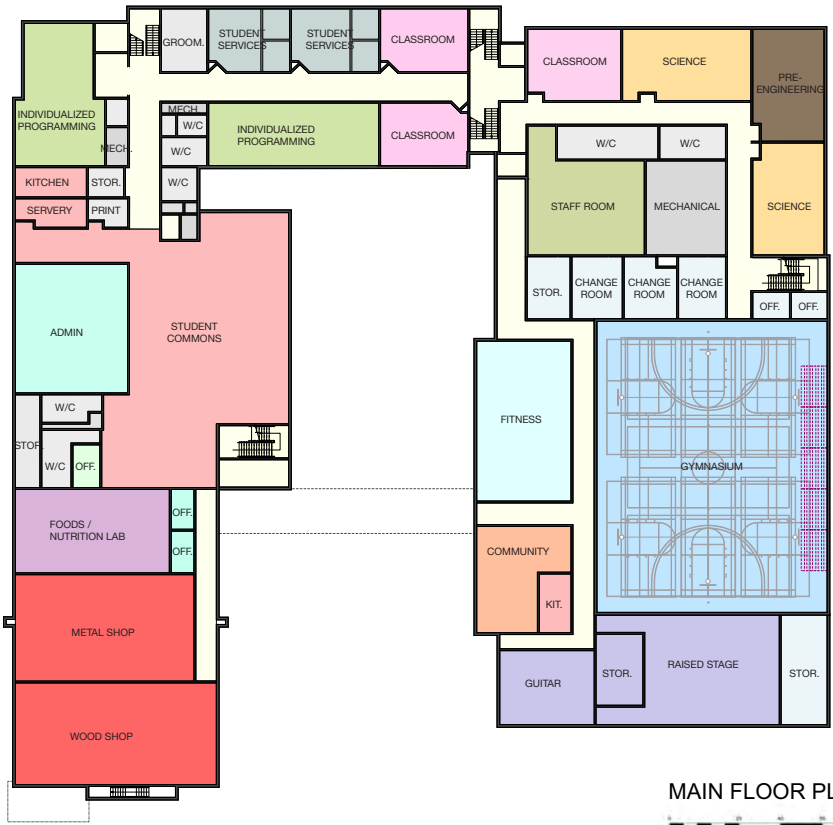


Concept A - view of courtyard

CONCEPT A



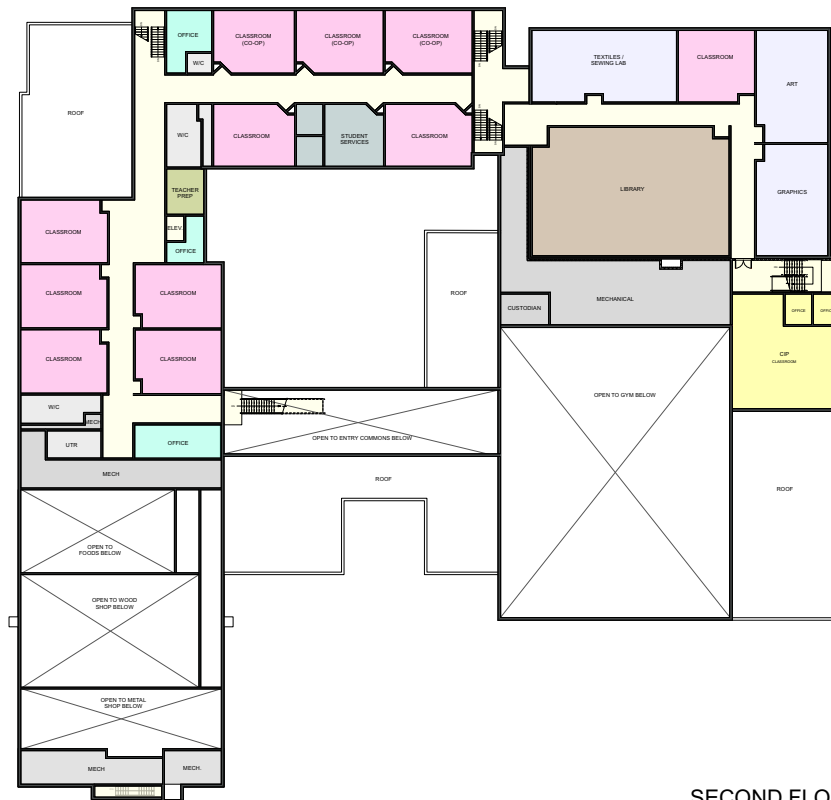
SECOND FLOOR PLAN



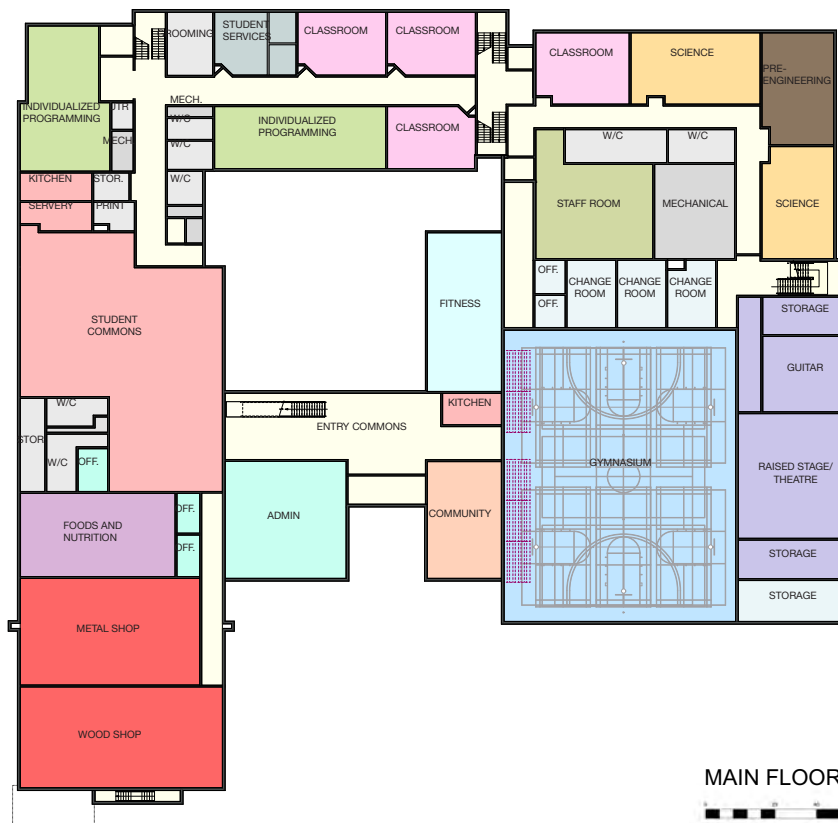
MAIN FLOOR PLAN



CONCEPT B

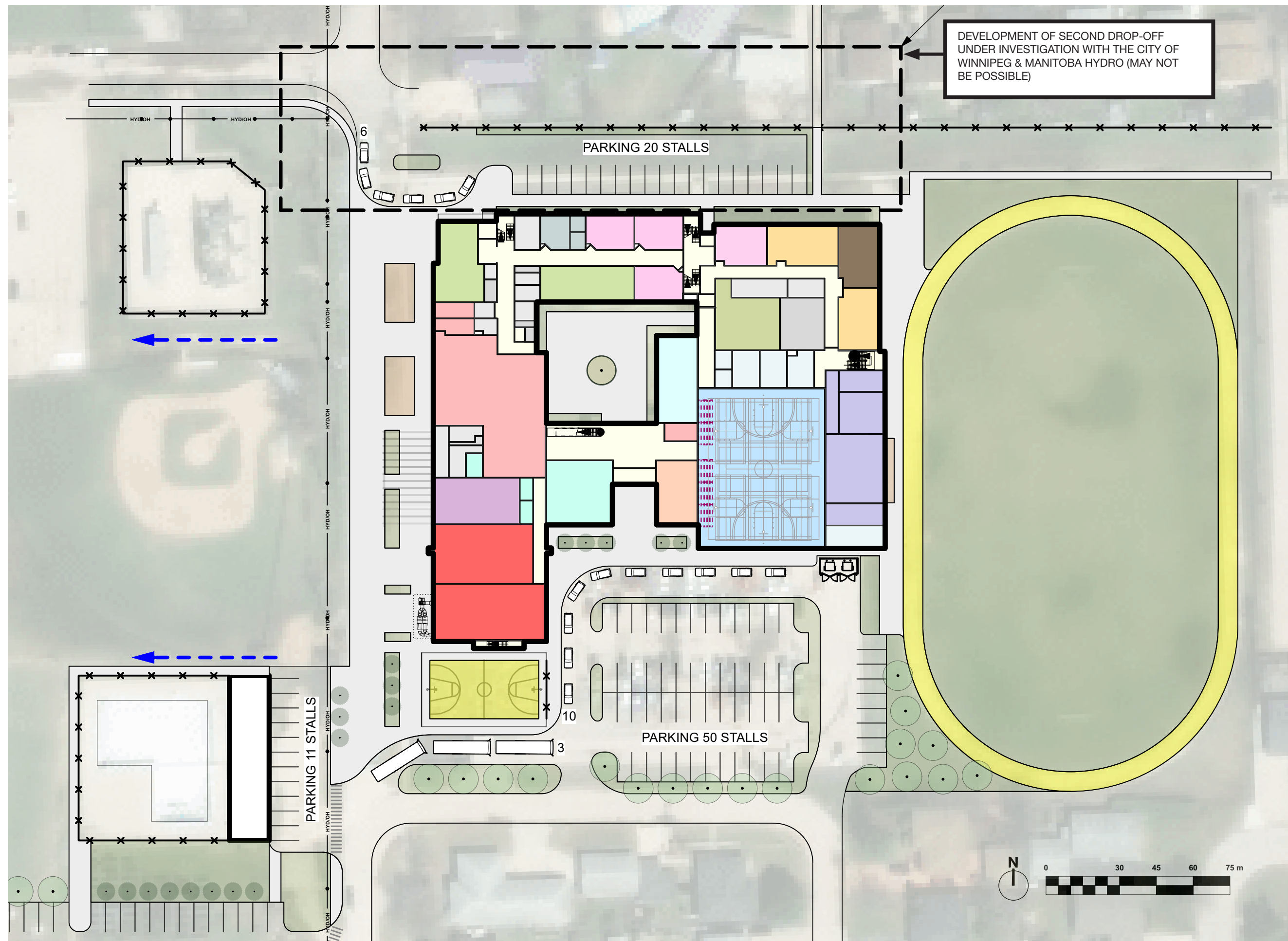


SECOND FLOOR PLAN



MAIN FLOOR PLAN





DEVELOPMENT OF SECOND DROP-OFF UNDER INVESTIGATION WITH THE CITY OF WINNIPEG & MANITOBA HYDRO (MAY NOT BE POSSIBLE)

SITE LEGEND

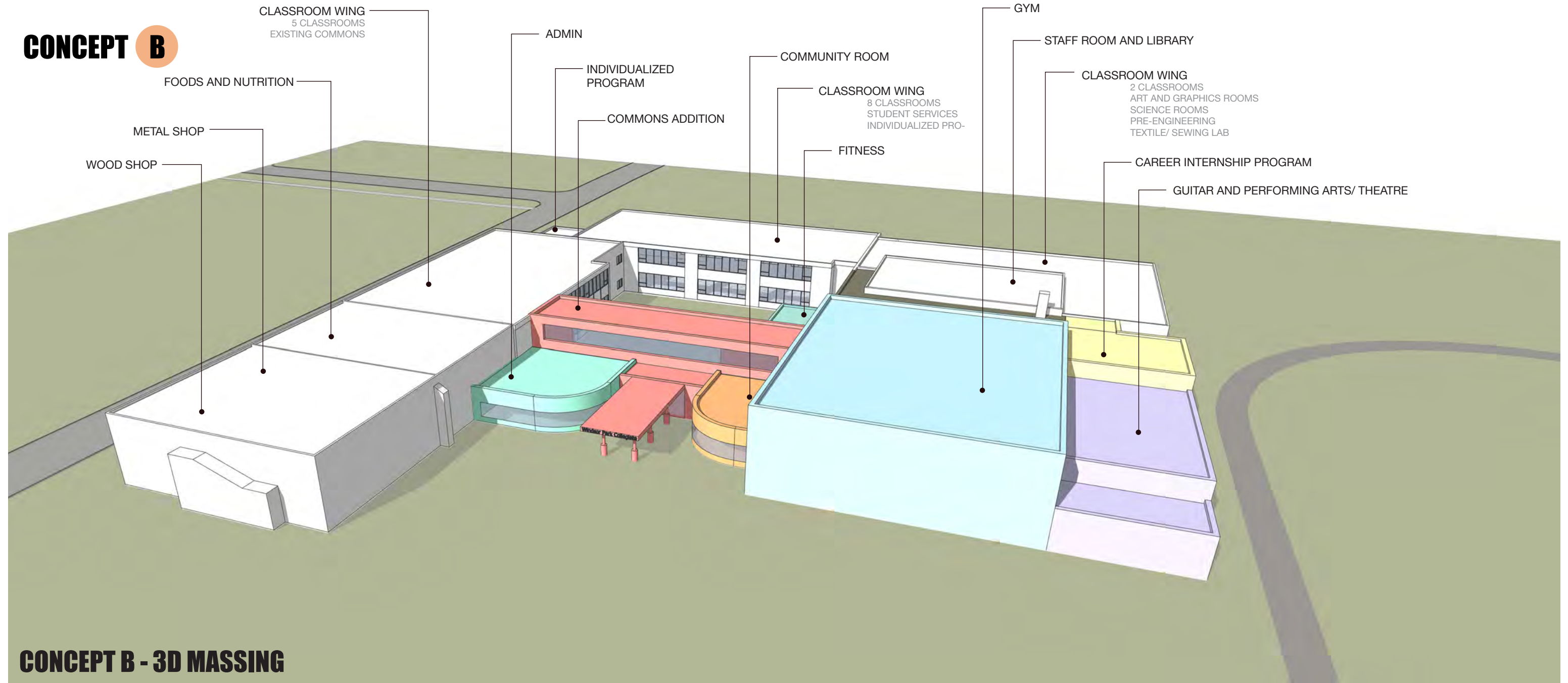
- BUS DROP OFF
- CAR DROP OFF
- BIKE PARKING
- HARD SURFACE / PLAY SURFACE
- PLAY STRUCTURE / SPORTS COURT
- GREENSPACE / LAWN
- STAFF SPACE
- ARBOUR
- COMMUNITY GARDEN
- OVERHEAD HYDRO LINE
- FENCE LINE

BUILDING LEGEND

- COMMONS
- COMMUNITY / INDIGENOUS
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL)
- BAND / GUITAR / STAGE
- FOODS AND NUTRITION
- SCIENCE
- PRACTICAL ARTS
- PRE-ENGINEERING
- LIBRARY
- GYMNASIUM
- FITNESS
- GYM SUPPORT

CONCEPT B - SITE PLAN

CONCEPT B



CONCEPT B - 3D MASSING



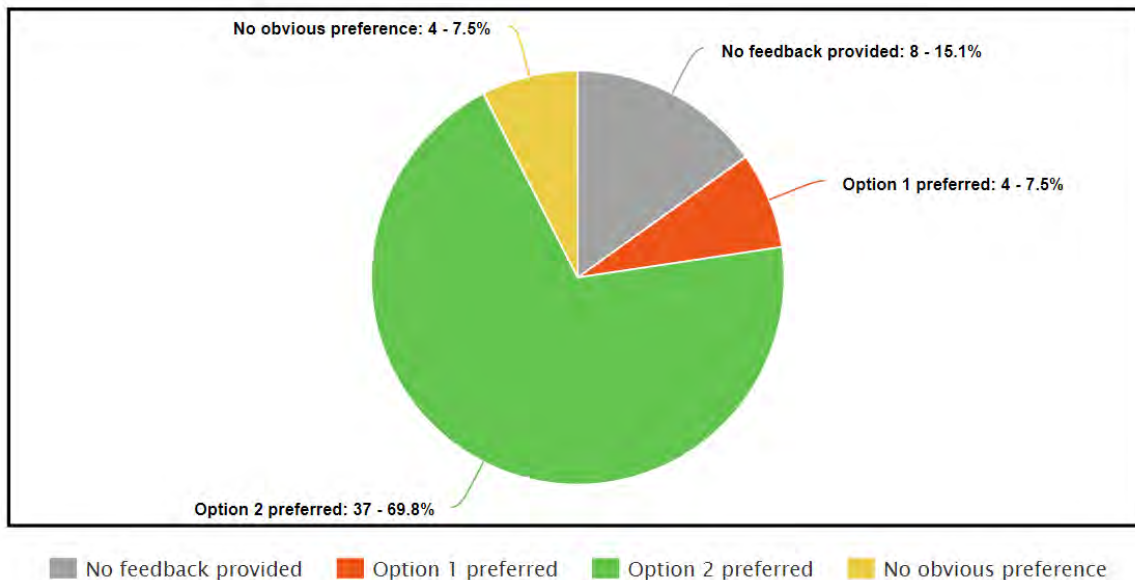
Concept B - view from south parking lot / Jogues Road



Concept B - view of courtyard

Community Feedback

Windsor Park Collegiate – Major Renovation Feedback (n=53)



Respondents were placed in the “no obvious preference” category when they restated the same comments or concerns in response to each design option. 1 of the 4 responses had likes and concerns for both designs, however it is not clear as to which design option they prefer. One of their concerns is mentioned for both design options.

Top thoughts:

<p>Likes (Option 1):</p> <ul style="list-style-type: none"> • Design, shape and flow (2) • IA/IP classroom location (2) • Gym and theatre (1) • Openness of outside (1) 	<p>Likes (Option 2):</p> <ul style="list-style-type: none"> • Design, shape and flow (12) • Entrance, foyer and staircase (10) • Gym and theatre (9) • Courtyard (4) • Accessibility (3)
<p>Concerns/Suggestions (Option 1):</p> <ul style="list-style-type: none"> • Design, shape and flow (5) • Main office is far from gym (2) • Graphics, engineering, woods, metal should be next to each other for collaboration (2) • Openair walkway – Winter? (2) 	<p>Concerns/Suggestions (Option 2):</p> <ul style="list-style-type: none"> • Gym seating should be on the side of the gym entrance (3) • IP classroom location – less inclusive (2) • Graphics, engineering, woods, metal should be next to each other for collaboration (2)
<p>Questions (Option 1):</p> <ul style="list-style-type: none"> • “When will it be done?” 	<p>Questions (Option 2):</p> <ul style="list-style-type: none"> • “What is the order of concessions when the province doesn’t approve the dream plan?”

All thoughts:

<p>Likes (Option 1):</p> <ul style="list-style-type: none"> • Design, shape and flow (2) • IA/IP classroom location (2) • Gym and theatre (1) • Openness of outside (1) 	<p>Likes (Option 2):</p> <ul style="list-style-type: none"> • Design, shape and flow (12) • Entrance, foyer and staircase (10) • Gym and theatre (9) • Courtyard (4) • Accessibility (3) • Student services on both floors (2) • Beneficial for student learning, welcoming (2) • Windows (2) • Outdoor stage (2) • IP classrooms (2) • Workout room • Arts section • More space for physical activity • Learning commons • Practical Arts • Breezeway • Bus lanes • Main offices
<p>Concerns (Option 1):</p> <ul style="list-style-type: none"> • Design, shape and flow (5) • Main office is far from gym (2) • Graphics, engineering, woods, metal should be next to each other for collaboration (2) • Openair walkway – Winter? (2) • Main office needs to be more prominent • Main office location may be too loud • Needs science lab update (chemical room prep area, double sided fume hood, remove cabinets for use of Bunsen burners) • Going outside to access the gym • The time to demolish and rebuild the buildings with students occupying the school 	<p>Concerns (Option 2):</p> <ul style="list-style-type: none"> • Gym seating should be on the side of the gym entrance (3) • IP classroom location – less inclusive (2) • Graphics, engineering, woods, metal should be next to each other for collaboration (2) • Needs science lab update (chemical room prep area, double sided fume hood, remove cabinets for use of Bunsen burners) • Community room at front of school - Students may not use it due to it being a focal point • Furniture needed for courtyard • Metals lab on exterior wall - Bay door for deliveries and small engine program • The time to demolish and rebuild the buildings with students occupying the school

PART 6 - FINAL CONCEPTUAL DESIGN RECOMMENDATIONS

6.1 Final Conceptual Site Design

Site Master Plan

Based on the feedback from the community open houses as well as internal review, the LRSD selected to develop the site following most of the features originally proposed in Option B with some modifications that optimize the distinct uses of each site and the cross access connections between them.

Individual Site Features

Cottonwood Building

1. Vehicular Circulation, Drop Off, Bus Drop Off, and Parking - Same as option B with the following adjustments:
 - Reconfigure parking lots to accommodate two additional pedestrian crossings to the outdoor pool area and 91 stalls on the north and east side of the site.
2. Pedestrian Circulation, Active Transportation Circulation and Bike Parking - Same as option B with the following adjustments:
 - Widen service access and delivery in the northeast corner of the west parking lot reducing the length of the bus drop off zone. Allow this drop off zone to function as a public pick up and drop off zone at non-peak times of day.
 - Add continuous east west sidewalk along the north side of the site and make this the active transportation route as originally proposed in option A.
 - Add safety/light bollards to delineate the drop off edges at the bus and parent drop off zones.
3. Exterior Amenity Spaces Renovations and Additions - Same as option B with the following adjustments:

- Buffer outdoor fitness courtyard with plantings and separate it from the more public south student spaces with a privacy wall and gated access.
- Add plantings around the new south basketball court to mitigate balls making their way onto Cottonwood.
- Sink south facing commons space and leave it as a gathering lawn/ assembly space.
- Add overhead canopy to the maker space over the science and music maker space in the west courtyard.
- Add ping pong tables to east facing courtyard south of the student centre.
- Keep existing community gardens south of the outdoor pool and expand them into vegetable gardens, food forests, and based learning and foraging areas on the Cottonwood site.
- Add land-based learning urban forest planting area south of the tennis courts.

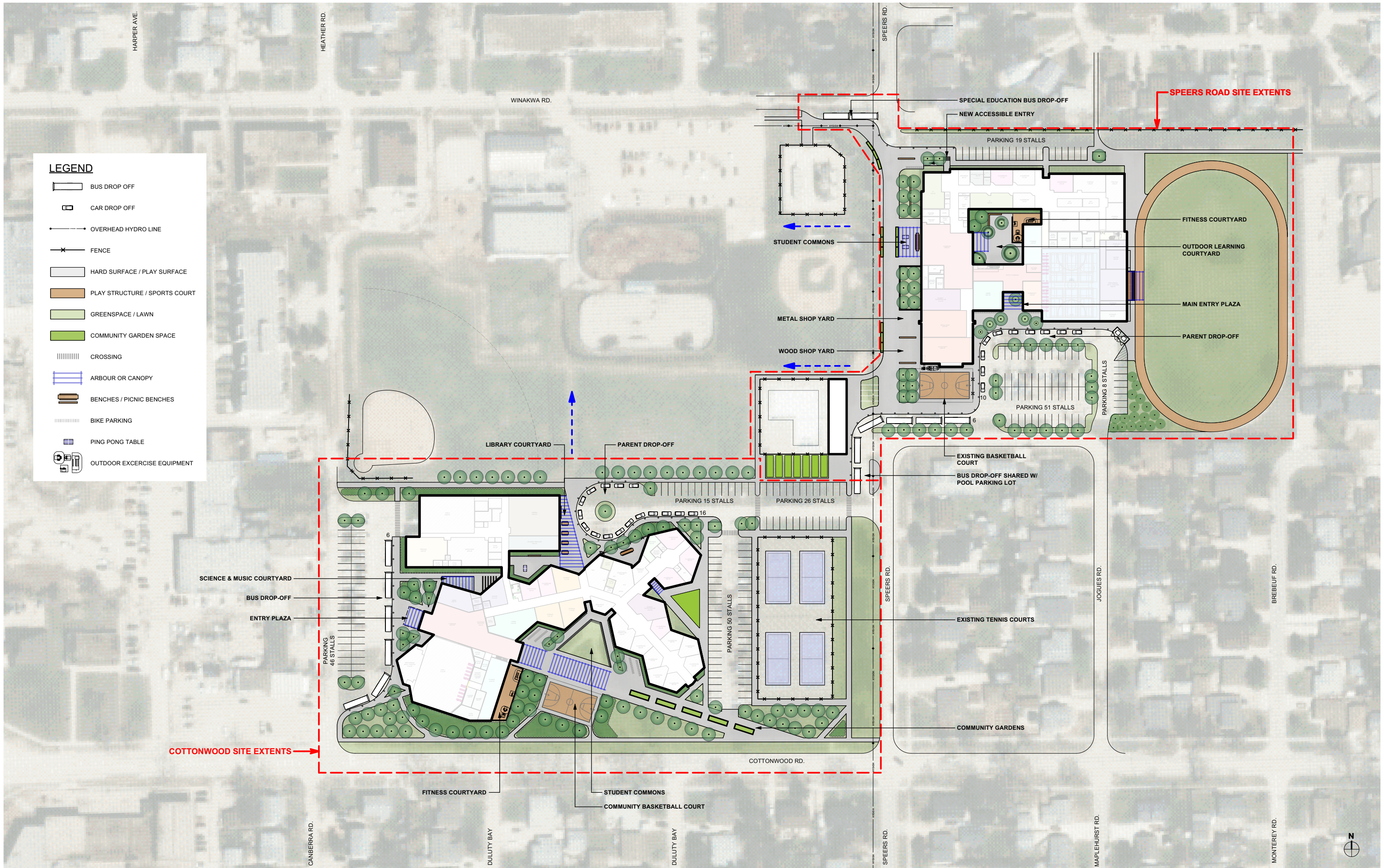
Speers Building

1. Vehicular Circulation, Drop Off, Bus Drop Off, and Parking - Same as option B with the following adjustments:
 - Widen Northwest Pedestrian plaza and further enhance accessible entrance ramp and steps on the Northwest corner of the building.
 - Add safety/light bollards along all pick up drop off zones to clearly delineate vehicular and pedestrian zones.
 - Straighten out and widen new west sidewalk on Speers between Cottonwood and Jogues to create an extension of the Speers Road Active transportation route

from Winakwa all the way to Cottonwood.

2. Pedestrian Circulation, Active Transportation Circulation and Bike Parking - Same as option B with the following adjustments:
 - Widen Northwest Pedestrian plaza and further enhance accessible entrance ramp and steps on the Northwest corner of the building.
 - Add safety/light bollards along all pick up drop off zones to clearly delineate vehicular and pedestrian zones.
 - Straighten out and widen new west sidewalk on Speers between Cottonwood and Jogues to create an extension of the Speers Road Active transportation route from Winakwa all the way to Cottonwood.

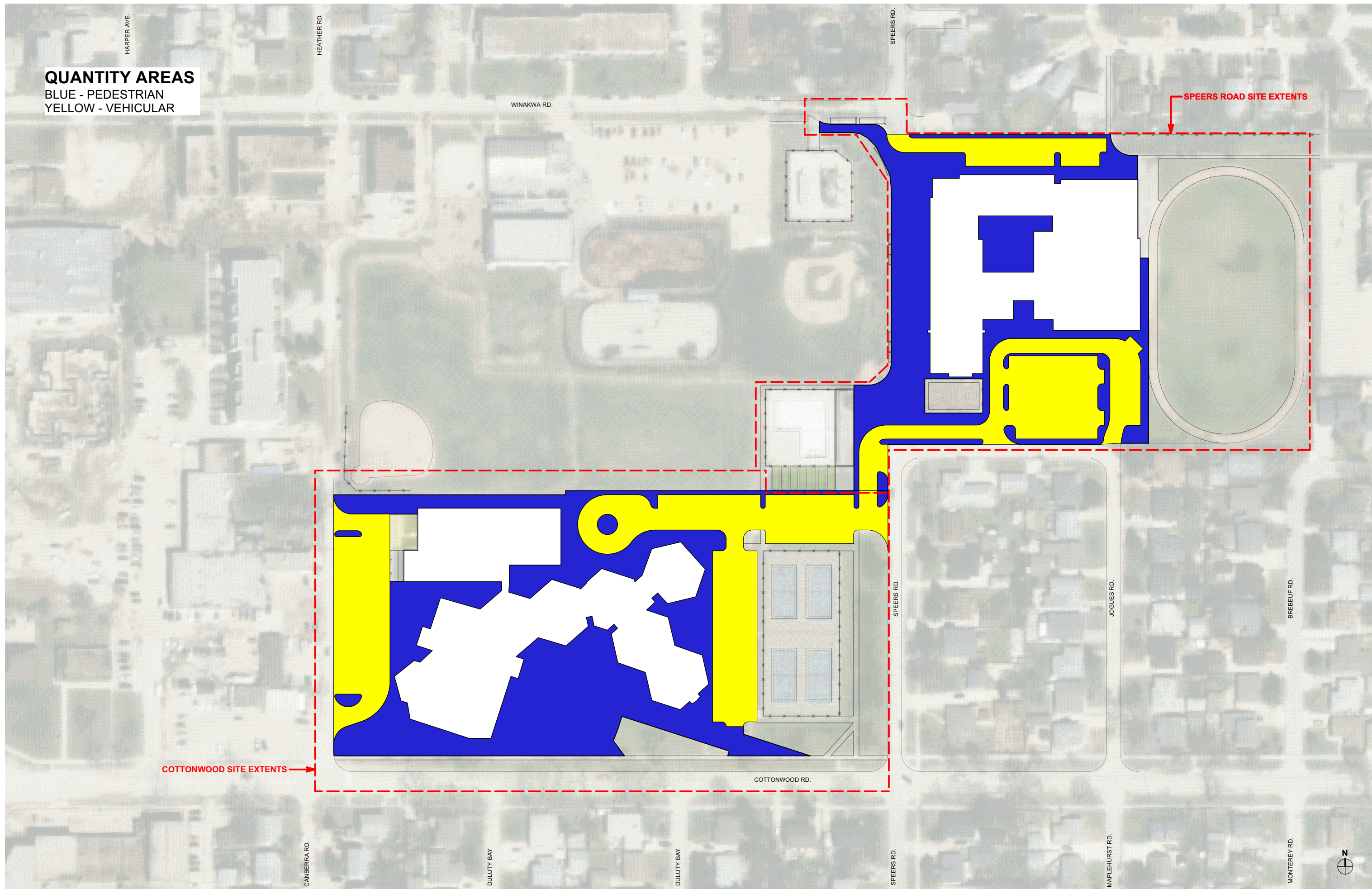
3. Exterior Amenity Spaces Renovations and Additions - Same as option B with the following adjustments:
 - Add more treed green spaces along the west side of the building maintaining outdoor education zones for the industrial art labs, combining the food sciences and commons eating/gathering space on the west side of the building and creating a green buffer around the special needs zone of the building.
 - Create a dedicated outdoor fitness zone with a screen and immediate access from the fitness room inside the interior courtyard.
 - Add shade structures and overhead canopies to extend the use of outdoor eating areas in the outdoor spaces to the east and west of the commons.
 - Expand the stage on the east side of the building to connect with the resurfaced track as the building expansion edge on this side is now further east.



LEGEND

- BUS DROP OFF
- CAR DROP OFF
- OVERHEAD HYDRO LINE
- FENCE
- HARD SURFACE / PLAY SURFACE
- PLAY STRUCTURE / SPORTS COURT
- GREENSPACE / LAWN
- COMMUNITY GARDEN SPACE
- CROSSING
- ARBOUR OR CANOPY
- BENCHES / PICNIC BENCHES
- BIKE PARKING
- PING PONG TABLE
- OUTDOOR EXERCISE EQUIPMENT

QUANTITY AREAS
BLUE - PEDESTRIAN
YELLOW - VEHICULAR



6.2 Final Conceptual Building Design for Collège Béliveau transition to Cottonwood

Functional Space Program

The following pages contain the functional space program for the preferred Concept B for the transition of Collège Béliveau to 1015 Cottonwood Road.

NEW SPACE PROGRAM FOR COLLEGE BELIVEAU 1015 Cottonwood Road, Winnipeg, MB

No.	Room	Number of Spaces	Total Area (SF)	new vs. existing	Notes
1.0	INSTRUCTIONAL SPACES				
1.1	CLASSROOMS				
	General Classrooms	29	21,435	new & existing	Classroom size ranges from 660 - 1095
	Art Room	1	1,538	new	includes storage
1.2	SPECIALIZED CLASSROOMS				
	Science	4	4,930	new	includes prep areas, storage and chemical storage
	Sewing and Textile	1	1,200	existing	includes storage
	Graphics Lab	1	1,558	existing	storage included
	Foods and Nutrition	1	1,461	new	
	SUBTOTAL INSTRUCTIONAL		32,122		
2.0	SPECIALIZED SPACES				
2.1	GYM #1				
	Gym #1	1	7,123	existing	
	Storage	1	555	new	
	Offices	2	325	new	
	Change Rooms	4	1,235	new	
2.2	GYM #2				
	Gym #2	1	4,320	existing	
	Storage	1	373	existing	
	Office	1	155	existing	includes washroom
	Change Rooms	2	573	existing	
2.3	SHOPS				
	Wood Shop	1	2,798	existing	Includes storage and shared office
2.4	PRE-ENGINEERING				
		1	2,565	new	Metal shop conversion to Pre-Engineering
2.5	FITNESS				
		1	2,412	new	includes storage and office
2.6	MUSIC/ PERFORMING ARTS				
	Band Room	1	2,072	new	includes office and 3 practice rooms
	Guitar	1	1,015	new	
	Raised Stage	1	1,585	existing	
	Theatre Storage	1	1,185	existing	
2.7	LIBRARY				
		1	4,280	existing & new	existing library with former pre-engineering space added
2.8	STUDENT COMMONS				
		1	5,820	new	includes kitchen and servery
	SUBTOTAL SPECIALIZED SPACES		38,391		

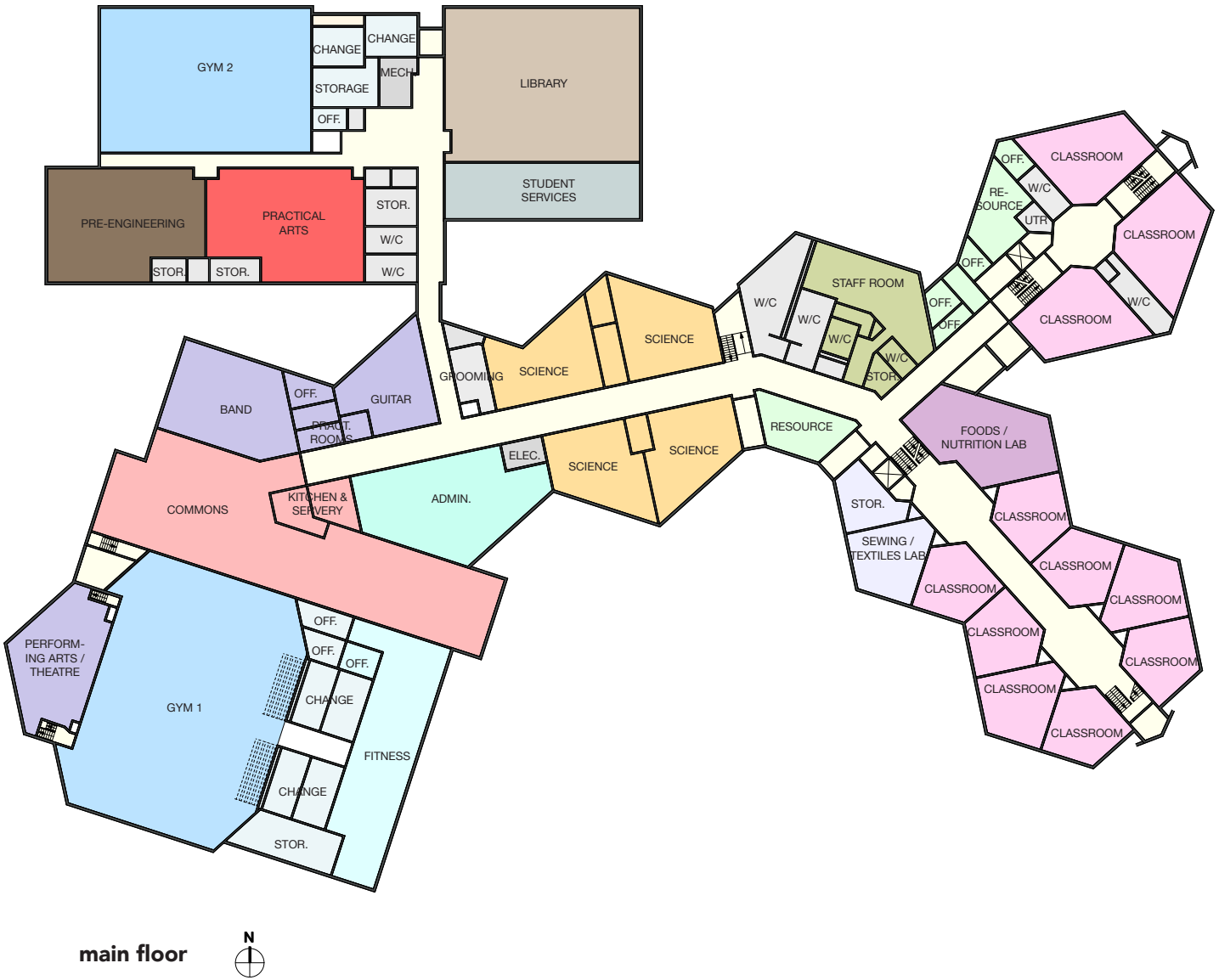
No.	Room	Number of Spaces	Total Area (SF)	new vs. existing	Notes
3.0 ADMINISTRATION & STAFF					
3.1 ADMINISTRATION					
	Admin Suite	1	2,075	new	
3.2 STAFF SPACES					
	Staff Room	1	1,780	existing & new	includes kitchen, storage, and washrooms
3.3 SPECIALIST / STUDENT SERVICES					
	Specialist Offices	3	355	existing	
	Student Services	1	1,542	existing	
	Resource	1	595	existing	
	SUBTOTAL ADMINISTRATION & STAFF		6,347		
4.0 BUILDING SERVICES / SUPPORT					
4.1 Support					
	Custodial /Supply Storage	6	1,143		
	Additional Storage below former tiered music/guitar	2	2,148		
4.2 Dedicated M&E Rooms					
	Main Electrical room	1	150		
	Mechanical / Electrical	4	3,905		
4.2 WASHROOMS					
	Grooming Room	1	167		
	Student Washrooms	8	2,287		
	UTR	1	66		
	SUBTOTAL BUILDING SERVICES		9,866		
	NET TOTAL AREA		86,726		
	BUILDING GROSS UP		26,862		includes exterior & interior walls, horizontal and vertical circulation, etc.
	TOTAL GROSS AREA		113,588		

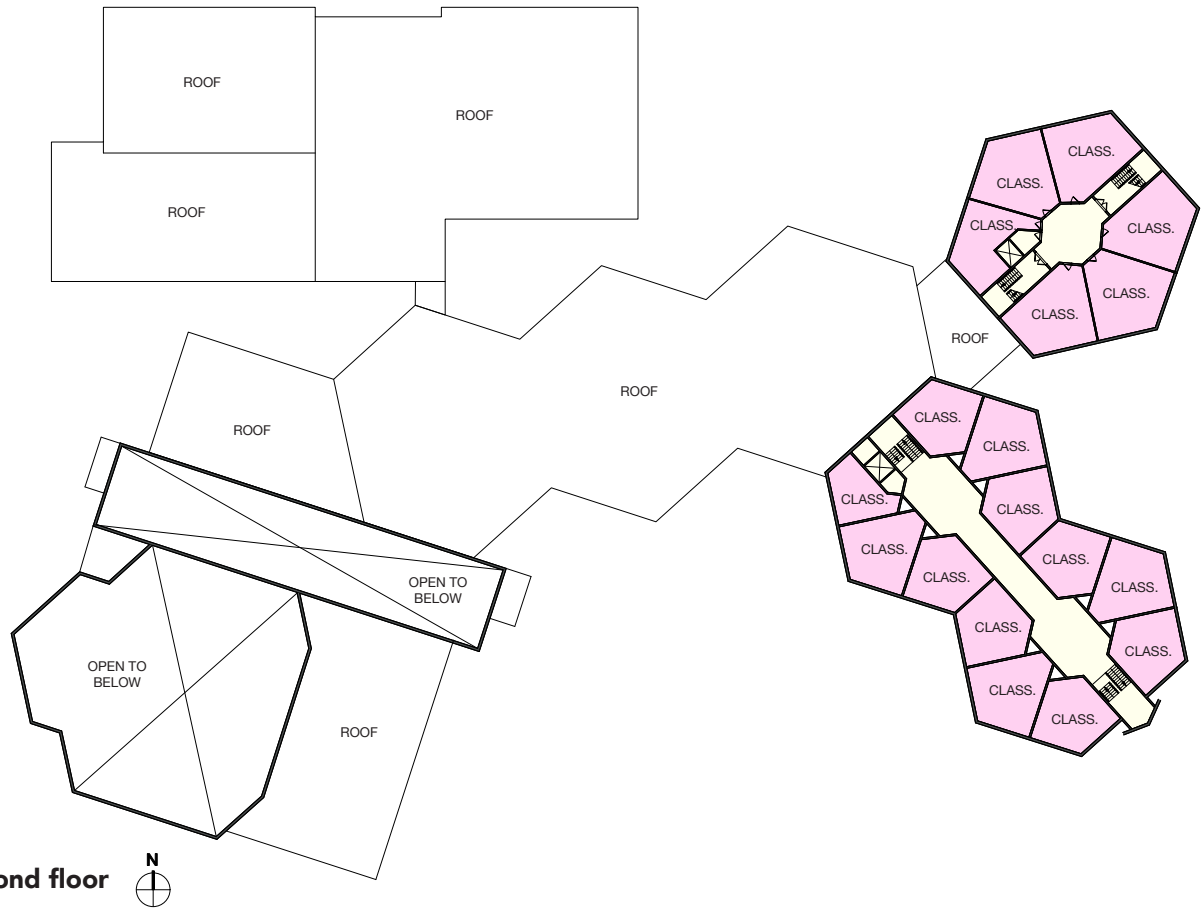
Gross Building Area (per plan drawings)	
Basement	14,860
Main	79,783
Second	18,945
Total	113,588

Building Design

The following pages highlight the design of the preferred Concept B for the transition of Collège Béliveau to 1015 Cottonwood Road.

- COMMONS
- COMMUNITY / INDIGENOUS ROOM
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY





second floor



basement floor



Distribution of New vs. Renovated Spaces

The adjacent plan diagrams illustrate the distribution of spaces that are newly constructed; existing and receiving renovation; existing and remaining as-is; and existing and being demolished.

New Construction:

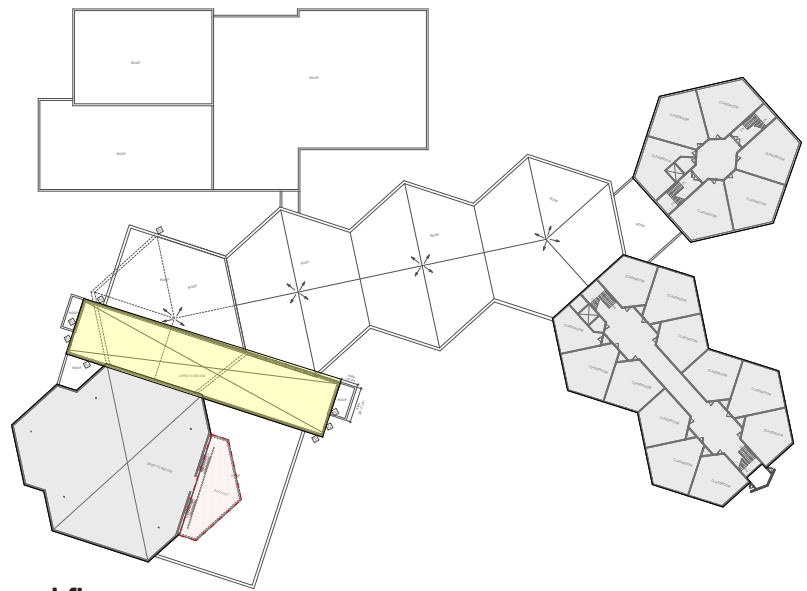
- Second Floor - N/A
- Main Floor - 14,000 sf
- Basement - 365 sf (not incl. crawlspace)

Existing Building Renovation:

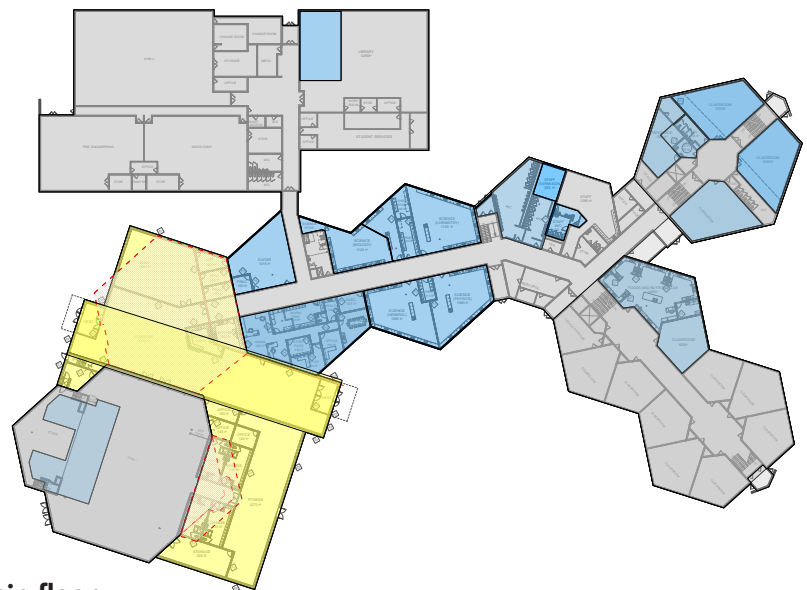
- Second Floor - N/A
- Main Floor - 16,250 sf
- Basement - 5,500 sf

Existing Building Demolition:

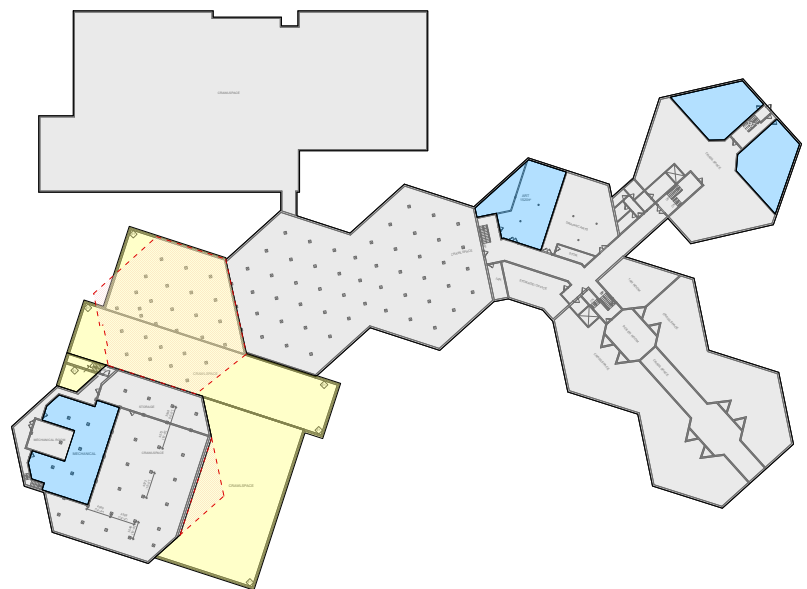
- Second Floor - 1,175 sf
- Main Floor - 6,240 sf
- Basement - N/A



second floor



main floor



basement floor

LEGEND

- NEW CONSTRUCTION
- EXISTING BUILDING RENOVATION
- EXISTING BUILDING DEMOLITION
- EXISTING BUILDING TO REMAIN

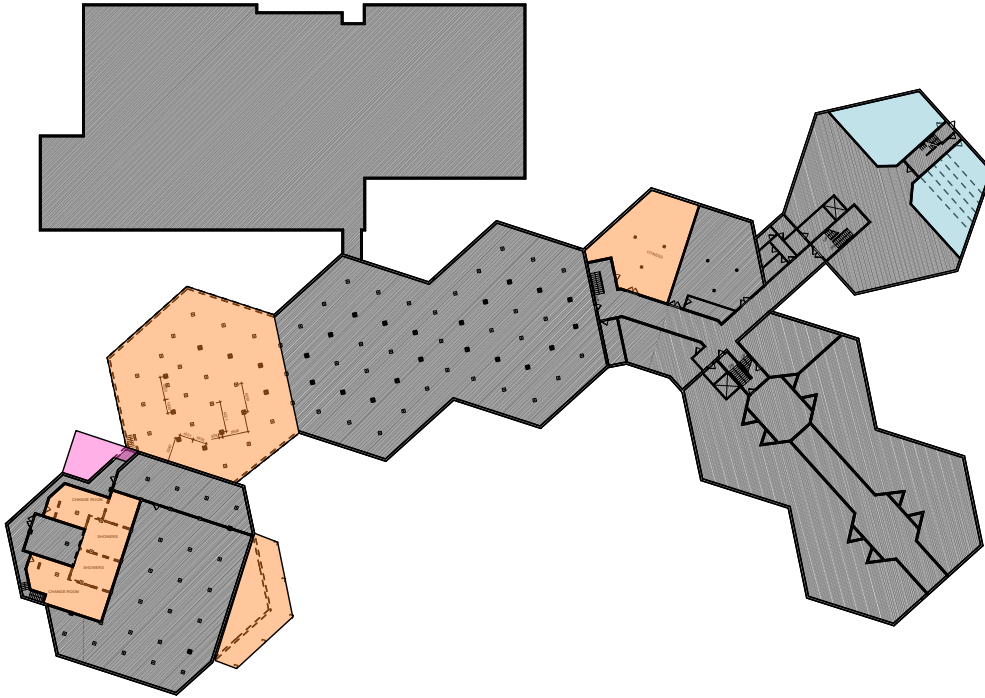


Construction Phasing / Move Management

Construction is anticipated to be executed in a phased approach. This is necessary not only due to the fact that it is necessary for the school to remain occupied over the entire construction duration, but also because there are a number of spaces that need to be operational prior to others receiving renovation.

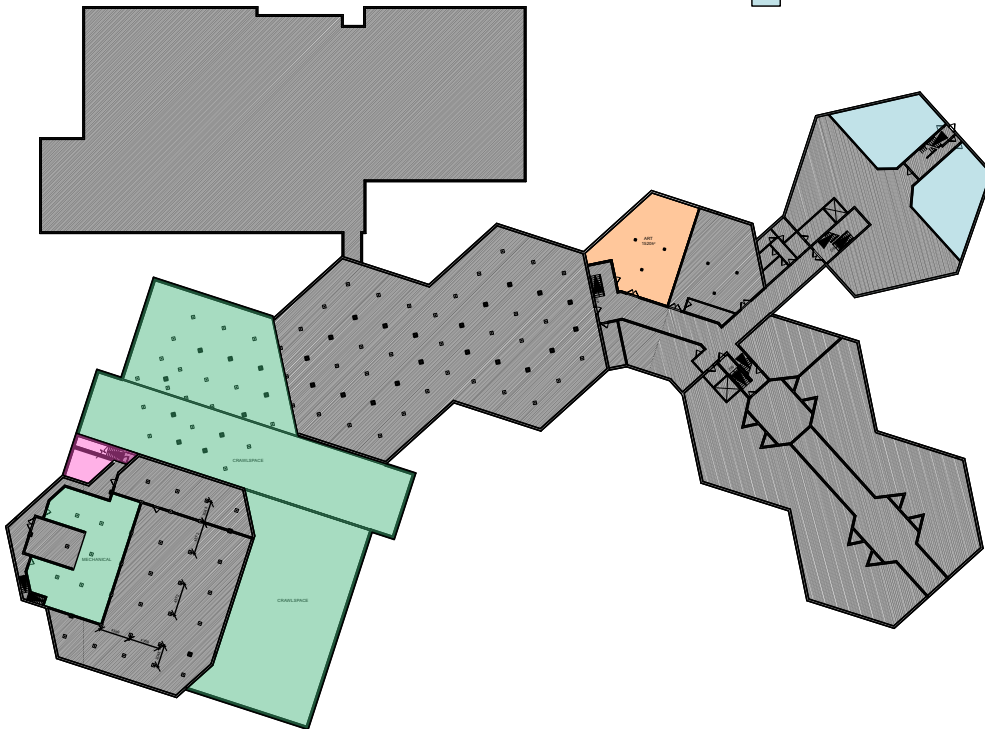
PHASE	START	END
PHASE 1A	01-Jun-24	30-Aug-24
PHASE 1B	01-Jun-24	30-Oct-24
PHASE 1C	01-Jul-24	30-Aug-24
PHASE 1D	01-Jul-24	30-Oct-24
PHASE 2	30-Aug-24	30-Aug-25
PHASE 3A	01-Jul-25	30-Aug-25
PHASE 3B	01-Jul-25	30-Oct-25
EXISTING (N/A)		

Room Name	PHASE	MOVE MANAGEMENT / PHASING NOTES
Gymnasium - new doors at south	PHASE 1A	
Food & Nutrition Lab	PHASE 1A	Renovation of existing Commons / Kitchen area to new Foods / Nutrition
Staff Room	PHASE 1A	Renovation of portion of existing female washroom into staff room expansion and all other staff room renovations
Classroom	PHASE 1A	Renovation of existing Commons / Kitchen area to standard classroom
New UTR and Gender Neutral Washrooms	PHASE 1A	Washrooms
Resource on Main in Classroom Pod	PHASE 1A	Renovation of Band Storage to Resource
New Exit stairs from basement / lift to stage	PHASE 1B	
Demolition of Gym east vestibule / Viewing Mezzanine	PHASE 1C	Can occur as soon as new gym doors are in place.
Demolition of existing building between GLA5 & GLB1	PHASE 1C	
Art Room	PHASE 1C	Renovation of existing Fitness to Art
Guitar	PHASE 1C	Renovation of existing IP classroom to Guitar Room
Demolition of Basement Change Rooms	PHASE 1C	
Science - Biology	PHASE 1D	Renovation of existing Foods/Nutrition to Biology
Science - Chemistry	PHASE 1D	Renovation of existing Foods/Nutrition to Chemistry
Commons	PHASE 2	
Kitchen / Servery	PHASE 2	
Band Room	PHASE 2	
Gym Offices	PHASE 2	
Gym Equipment Storage	PHASE 2	
Gym Change Rooms, Showers, WC	PHASE 2	
Fitness/Wellness Health Facility	PHASE 2	** TEMPORARY Fitness will be required from Sept. 2024 - June 2025 (assumes Art Room occurs in Phase 1C)
Existing Guitar/Music into Classrooms	PHASE 2	Both spaces to accommodate Band for 2024/25 year. Then renovate into standard classrooms (infill tiers) once new Band is completed in Phase 2.
Pre-Engineering Lab / Electronics	PHASE 3A	of 2025 school year. Then renovate to larger library.
Library	PHASE 3A	space moves.
Administration	PHASE 3B	Renovation of existing Science Rooms to Administration
Science - General	PHASE 3B	Renovation of existing Admin to General Science
Science - Physics	PHASE 3B	Renovation of existing Admin to Physics
Student Services	EXISTING (N/A)	Existing space off of Library to remain as is for Student Services. If renovations are required, move to Phase 1B
Resource on Main across from Staff Room	EXISTING (N/A)	Existing Student Services to remain as is for Resource. If renovations are required, move to Phase 1B
Specialist Offices	EXISTING (N/A)	
Standard Classrooms	EXISTING (N/A)	Unless otherwise noted, existing standard classrooms remain as-is
Graphics Lab	EXISTING (N/A)	
Sewing/Textiles Lab	EXISTING (N/A)	
Performing Arts (Stage)	EXISTING (N/A)	
Wood Shop	EXISTING (N/A)	

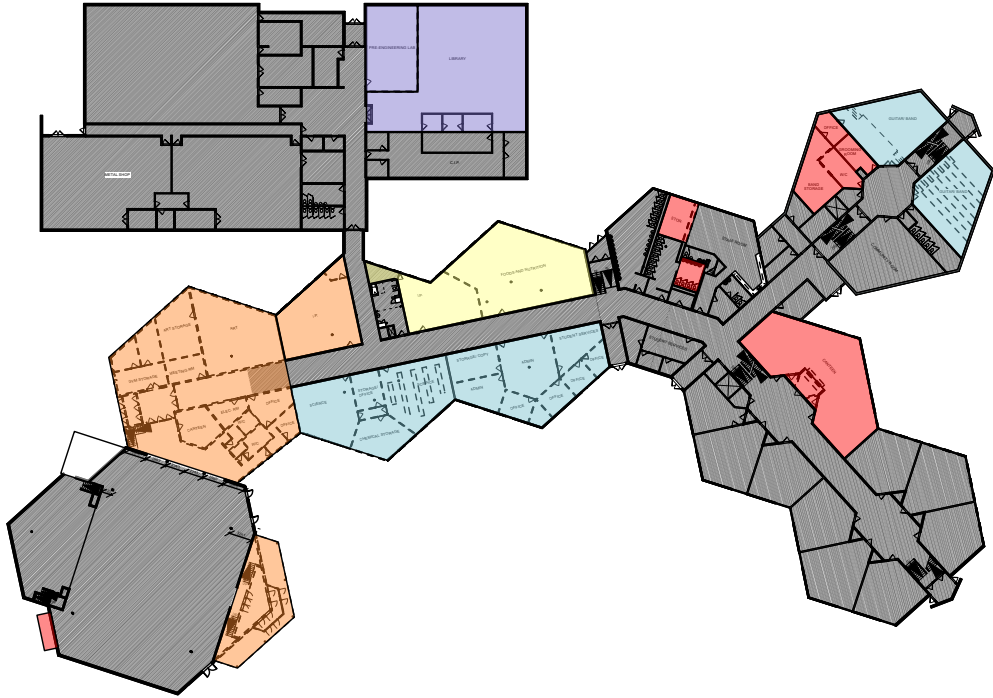


1 BASEMENT FLOOR PHASING PLAN - DEMO
PH1 Scale: 1:800

- PHASE 1A : JUNE 1, 2024 - AUGUST 30, 2024
- PHASE 1B : JUNE 1, 2024 - OCTOBER 30, 2024
- PHASE 1C : JULY 1, 2024 - AUGUST 30, 2024
- PHASE 1D : JULY 1, 2024 - OCTOBER 30, 2024
- PHASE 2 : AUGUST 1, 2024 - AUGUST 30, 2025
- PHASE 3A : JULY 1, 2025 - AUGUST 30, 2025
- PHASE 3B : JULY 1, 2025 - OCTOBER 30, 2025



2 BASEMENT FLOOR PHASING PLAN - NEW
PH1 Scale: 1:800

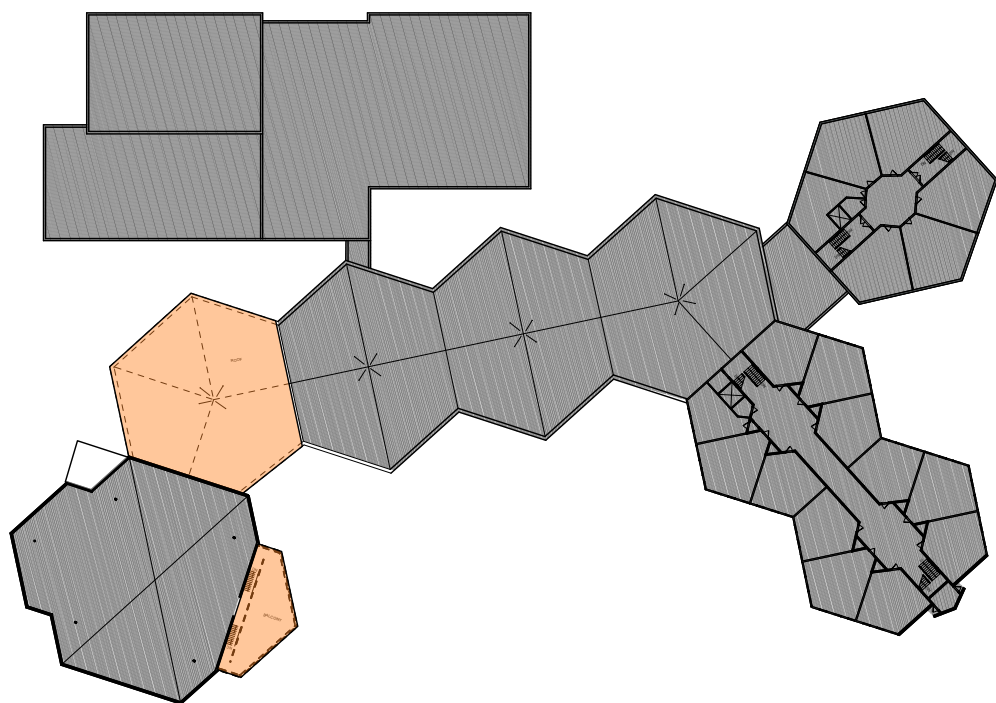


1 MAIN FLOOR PHASING PLAN - DEMO
PH2 Scale: 1:800

- PHASE 1A: JUNE 1, 2024 - AUGUST 30, 2024
- PHASE 1B: JUNE 1, 2024 - OCTOBER 30, 2024
- PHASE 1C: JULY 1, 2024 - AUGUST 30, 2024
- PHASE 1D: JULY 1, 2024 - OCTOBER 30, 2024
- PHASE 2: AUGUST 1, 2024 - AUGUST 30, 2025
- PHASE 3A: JULY 1, 2025 - AUGUST 30, 2025
- PHASE 3B: JULY 1, 2025 - OCTOBER 30, 2025

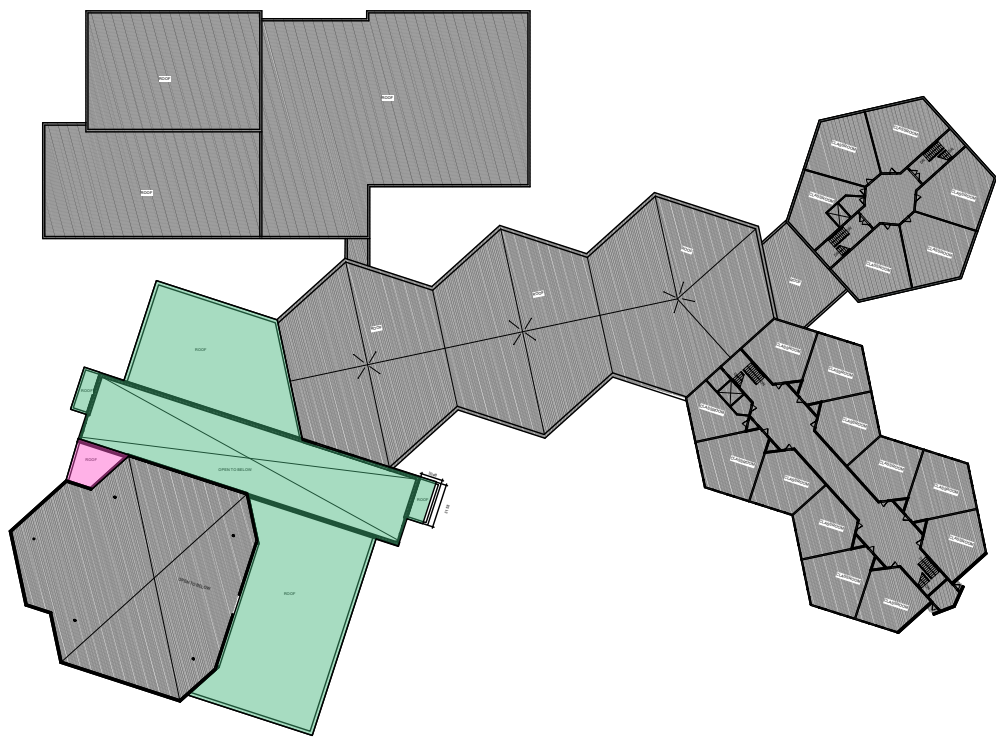


2 MAIN FLOOR PHASING PLAN - NEW
PH2 Scale: 1:800



1 SECOND FLOOR PHASING PLAN - DEMO
PH3 Scale: 1:800

- PHASE 1A : JUNE 1, 2024 - AUGUST 30, 2024
- PHASE 1B : JUNE 1, 2024 - OCTOBER 30, 2024
- PHASE 1C: JULY 1, 2024 - AUGUST 30, 2024
- PHASE 1D: JULY 1, 2024 - OCTOBER 30, 2024
- PHASE 2: AUGUST 1, 2024 - AUGUST 30, 2025
- PHASE 3A : JULY 1, 2025 - AUGUST 30, 2025
- PHASE 3B: JULY 1, 2025 - OCTOBER 30, 2025



2 SECOND FLOOR PHASING PLAN - NEW
PH3 Scale: 1:800

Exterior Characteristics

The existing building has multiple entrances that are regularly used, many of which feel secondary. The proposed addition Student Commons addition stretches a south/west axis along the existing gym and provides a clear and welcoming entrance accessed from both Cottonwood Road and the west parking lot, directly into the “heart” of the building.

The band and fitness portions of the addition use a similar brick color to tie into the existing building. This is punctuated by the taller portion of the addition, which houses the Student Commons and emphasizes the entrance on each side of the Student Commons.



Cottonwood Road Entrance

The new Student Commons addition allows for a strong presence along the street. This creates the opportunity for community spaces along the street, which include a basketball court and community garden boxes.



West Parking Lot Entrance

The Student Commons extends through the building on a diagonal axis aligning with the existing building's iconic hexagonal form, and creates a main entrance on both the south and west sides.



Fitness

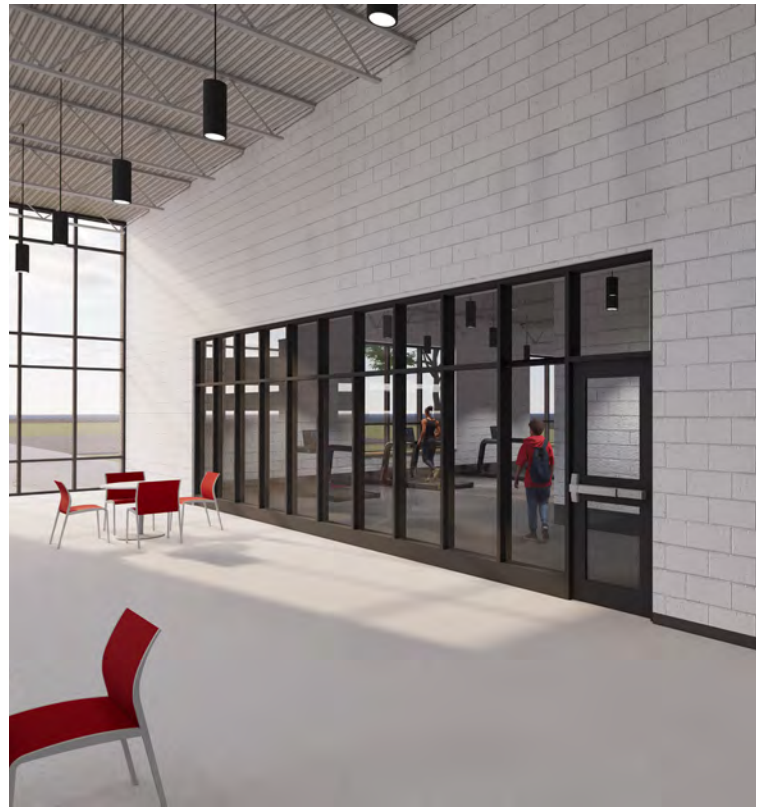
The Fitness Room contains large east-facing windows and direct access to the front yard, directly adjacent to the Fitness and Gym spaces. The mix of grass and paved areas facilitates a variety of physical education activities and can be programmed more specifically for any number of activities.

Interior Characteristics

The existing Cottonwood building lacks a Student Commons space of a size that can accommodate a majority of student population. The new Student Commons addition provides students a space to relax and socialize outside of class and its location adjacent to the gymnasium facilitates opportunities for after-hours use.

The double height volume of the Student Commons allows for ample daylight penetration deep into the space and provides views toward the front yard and community gardens.

The Administration suite is located directly off of the Student Commons and there is visual connection to the fitness area and gymnasium.



Fitness

The addition includes a large fitness area adjacent to the gym with access to centralized change rooms and storage. The space is a one and a half story volume with large windows out into the front lawn and exterior fitness area.



Student Commons

The double-height portion of the addition includes the Student Commons, with kitchen and servery. The west and south ends contain entrances as well as large expanses of windows to facilitate both visual and physical connection.



Band Room

The Band Room is a portion of the addition that sits lower than the entry commons. This space can be included as part of the after school access to provide a space for kids to practice after hours as well as a backstage / preparation space during a theatre performance in the adjacent gymnasium.

Systems

Refer to Appendix D for a detailed description of the structural, mechanical and electrical systems for the renovation and addition to the Cottonwood building for Collège Béliveau.

Cost Summary

Based on investigation that was conducted on site, review of the various existing building drawings and reports, as well as consultation with the various LRSD, Collège Béliveau and community stakeholders, a final concept design was produced. Drawings and outline specifications were provided to Postma Quantity Surveying to provide Preliminary Class D Pricing. A detailed breakdown can be found in Appendix E. Due to the preliminary nature of the site development concepts, HTFC Planning & Design conducted preliminary pricing for Postma to carry as an allowance in the Class D Pricing.

The Preliminary Class D Pricing is presented as an all-inclusive value, assuming that all scope is completed in the phases presented. There is an economy of scale and efficiency to constructing the project in one single phase, however based on the need for the school to remain occupied throughout the school year, it simply is not a feasible option.

A general summary of the Preliminary Class D Pricing detailed in Appendix E is included on the following page. In addition, the following should be noted:

- **Demolition** - scope includes complete demolition of the mezzanine and vestibule structure to the east of Gym #1 as well as the hexagon pod north of Gym #1 and west of the pod with the existing Science Rooms. Minor selective interior and exterior demolition scopes are also required throughout the building, as renovation scopes necessitate.
- **Mechanical upgrades** - scope includes a combination of new and upgraded systems.

Separate Prices have been identified for replacing the main air handling unit as well as the gym air handling unit.

- **Electrical upgrades** - scope includes a combination of new and upgraded systems, including a new main electrical distribution.
- **Site Development** - a separate site development budget was created by HTFC Planning & Design, and was broken down into distinct categories. This value is carried in the overall cost estimate by Postma.
- **General and Special Conditions** - cost included to carry out the estimated phased construction duration (including Site Supervision, Overhead and Fees, Temporary Heating and Hoarding, Access Roads and temporary laydown areas, Bonds and Insurances, Permit costs, and Cash Allowances)
- **Project Contingency** at 15% (site development costs inclusive of contingency)
- **Project Escalation** at 8% (site escalation costs inclusive of escalation)

An additional escalation factor should be accounted for if construction is pushed to future years, beyond what is contemplated in this report.

Cash Allowances were established for foundation inspections, soil compaction and concrete testing, Manitoba Hydro service, MTS service, testing and air balancing, LEED air quality testing and signage. Cash allowances are included in the General and Special Conditions.

Collège Béliveau Class D Costing Breakdown

<i>General & Special Conditions</i>	\$1,787,444	
<i>Demolition</i>	\$270,939	
<i>Excavation & Backfill</i>	\$117,764	
<i>Structural Elements</i>	\$1,255,824	
<i>Masonry</i>	\$849,020	
<i>Vertical Elements & Misc. Metals</i>	\$103,800	
<i>Rough Carpentry, Arch. Woodwork</i>	\$749,725	
<i>Roofing, Siding, AVB, Insulation</i>	\$488,260	
<i>Windows and Doors</i>	\$439,370	
<i>Drywall, Acoustic, Flooring & Paint</i>	\$1,108,042	
<i>Specialties & Furnishings</i>	\$96,110	
<i>Mechanical</i>	\$2,701,365	
<i>Electrical</i>	\$1,210,100	
Sub Total New School & Renovation	\$11,177,763	
<i>Contingency</i>	\$1,810,798	15%
<i>Escalation</i>	\$894,221	8%
SUBTOTAL New and Renovation	\$13,882,781	

<i>Site Development</i>	\$4,500,00	
TOTAL	\$18,382,781	

Site Development Breakdown

<i>Drive Aisles, Drop-offs and Parking</i>	\$1,525,000
<i>Student & Community Outdoor Spaces</i>	\$2,975,000
Sub Total Site Development Costs	\$4,500,000
<i>Contingency</i>	Inc. Above
<i>Escalation</i>	Inc. Above
SUBTOTAL Site Development	\$4,500,000

Separate Prices

<i>Replace Main Air Handling Unit</i>	add \$187,679
<i>Replace Gym Air Handling Unit</i>	add \$114,960

6.3 Final Conceptual Building Design for Windsor Park Collegiate transition to Speers

Functional Space Program

The following pages contain the functional space program for the preferred Concept B for the transition of Windsor Park Collegiate to 296 Speers Road.

NEW SPACE PROGRAM FOR WPC 296 Speers Road, Winnipeg, MB

No.	Room	Number of Spaces	Total Area (SF)	new vs. existing	Notes
1.0 INSTRUCTIONAL SPACES					
1.1 CLASSROOMS					
	General Classrooms	13	9,415	existing	Classroom size ranges from 660 - 1095
	Community / Indigenous Room	1	1,360	new	includes kitchenette
	Individualized Progeamming (I.P.)	3	3,082	new	includes storage
	Career Internship Program (C.I.P.)	1	1,833	new	
	Art Room	1	1,065	existing	includes storage
1.2 SPECIALIZED CLASSROOMS					
	Science	4	4,237	new	includes prep areas, storage and chemical storage
	Sewing and Textile	1	1,365	new	includes storage
	Graphics Lab	1	1,000	new	includes storage
	Foods and Nutrition	1	1,798	new	includes storage
	SUBTOTAL INSTRUCTIONAL		25,155		
2.0 SPECIALIZED SPACES					
2.1 Gym Space					
	Gym Space	1	9,025	new	
	Storage	1	590	new	
	Offices	3	970	new	
	Change Rooms	4	1,235	new	
2.2 SHOPS					
	Woods	1	3,297	new	includes storage on main and second
	Metals	1	2,451	new	includes storage, office, paint
2.3 PRE-ENGINEERING					
		1	1,340	new	includes storage
2.4 FITNESS					
		1	1,620	new	
2.5 MUSIC/ PERFORMING ARTS					
	Band Room	1	2,072	new	includes office and 3 practice rooms
	Guitar	1	1,182	new	includes storage
	Raised Stage	1	1,880	new	
	Theatre Storage	1	1,094	new	includes 590 sf of storage over top of gym storage
2.6 LIBRARY					
		1	3,490	existing	
2.7 STUDENT COMMONS					
	Open Student commons space	1	5,100	existing	
	Kitchen and Servery	1	512	existing	
	SUBTOTAL SPECIALIZED SPACES		35,858		

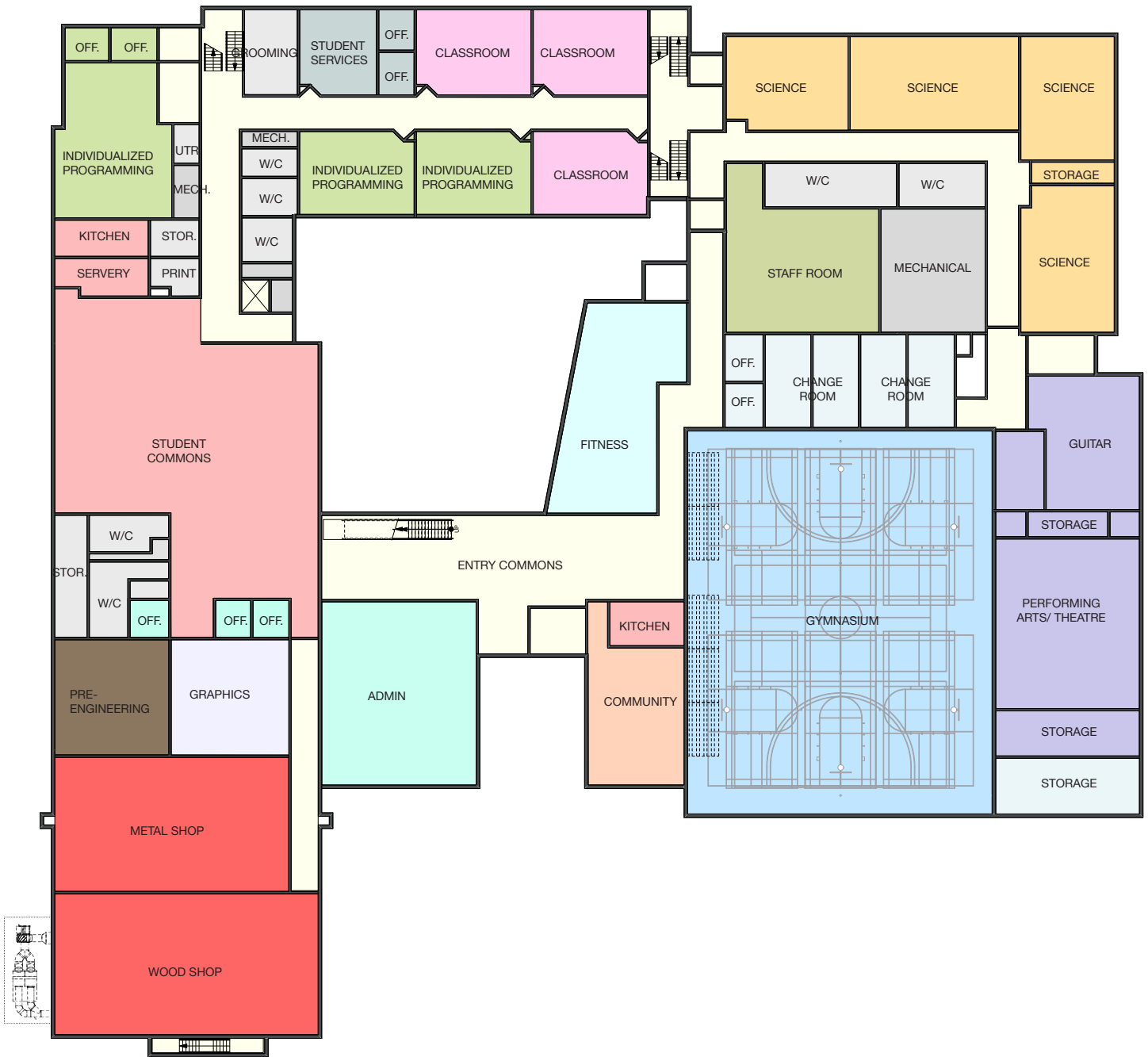
No.	Room	Number of Spaces	Total Area (SF)	new vs. existing	Notes
3.0 ADMINISTRATION & STAFF					
3.1 ADMINISTRATION					
	Admin Suite	1	2,194	new	
3.2 STAFF SPACES					
	Staff Room	1	1,639	existing & new	includes kitchen, storage, and washrooms
3.3 SPECIALIST / STUDENT SERVICES					
	Specialist Offices	7	1,307	new & existing	3 on main 4 on second
	Student Services	2	1,466	new	renovated classroom space
	SUBTOTAL ADMINISTRATION & STAFF		6,606		
4.0 BUILDING SERVICES / SUPPORT					
4.1 Support					
	Custodial /Supply Storage	2	143	existing	
	Custodian Office	1	210	new	
4.2 Dedicated M&E Rooms		11	4292	new & existing	
4.2 WASHROOMS					
	Grooming Room	1	342	existing	
	Staff washrooms (not already included in staff room area)	4	381	new & existing	
	Student Washrooms	5	1,332	new & existing	
	UTR	2	142	new	one on main and one on second
	SUBTOTAL BUILDING SERVICES		6,842		
	NET TOTAL AREA		74,461		
	BUILDING GROSS UP		21,885		includes exterior & interior walls, horizontal and vertical circulation, etc.
	TOTAL GROSS AREA		96,346		

Gross Building Area (per plan drawings)	
Main	63,732
Second	32,614
Total	96,346

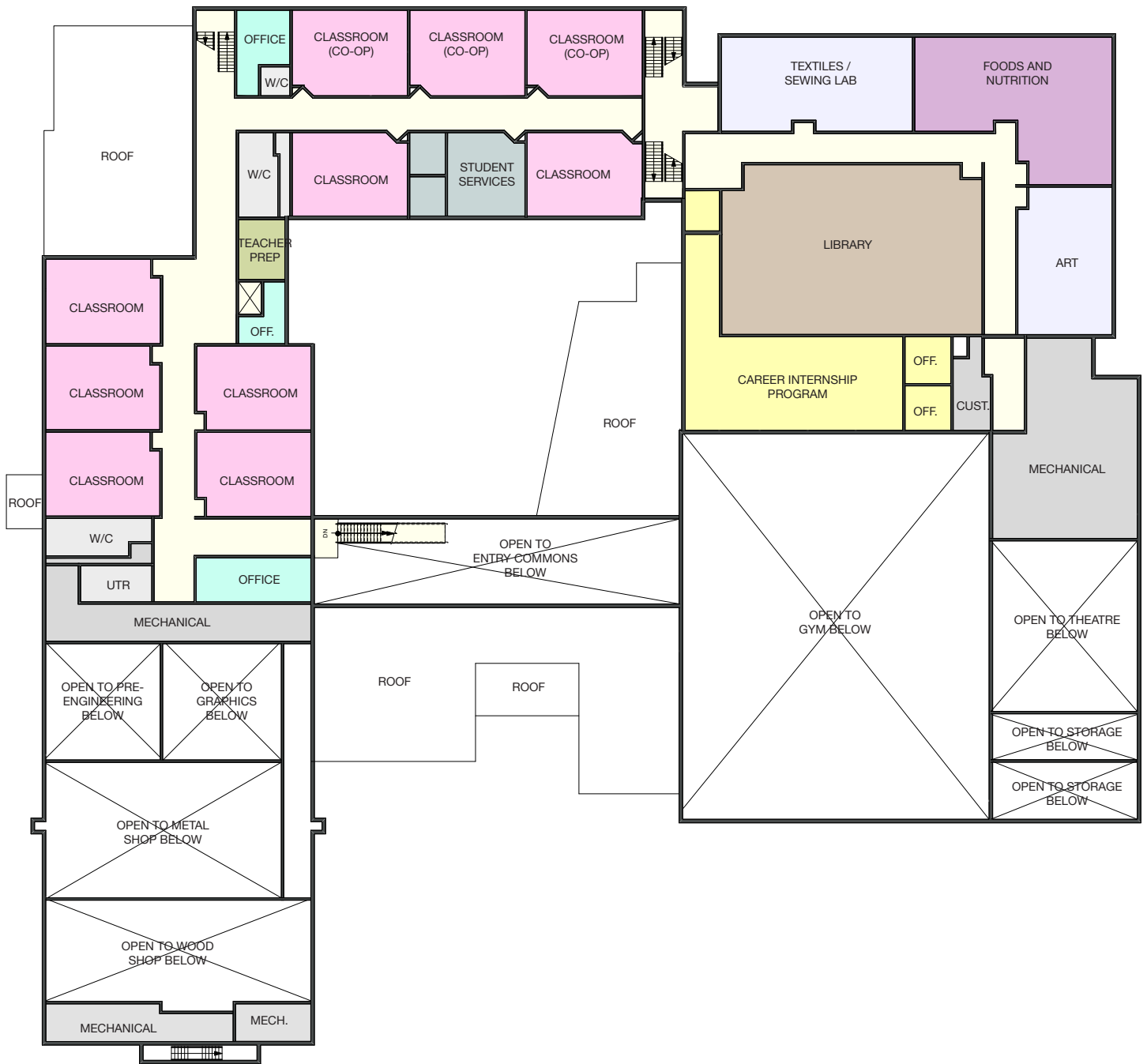
Building Design

The following pages highlight the design of the preferred Concept B for the transition of Windsor Park Collegiate to 296 Speers Road.

- COMMONS
- COMMUNITY / INDIGENOUS ROOM
- ADMINISTRATION
- STUDENT SERVICES
- STAFF
- RESOURCE
- INDIVIDUALIZED PROGRAMMING (IP)
- MECHANICAL / ELECTRICAL
- WASHROOMS / BUILDING SUPPORT
- CLASSROOM (TYPICAL)
- CLASSROOM (SPECIAL - ART, GRAPHICS, ETC.)
- BAND / PERFORMING ARTS
- FOODS
- SCIENCE
- SHOPS
- CAREER INTERNSHIP PROGRAM (CIP)
- PRE-ENGINEERING
- LIBRARY



main floor



second floor



Distribution of New vs. Renovated Spaces

The adjacent plan diagrams illustrate the distribution of spaces that are newly constructed; existing and receiving renovation; existing and remaining as-is; and existing and being demolished.

New Construction:

- Second Floor - 4,780 sf (not incl. open volume)
- Main Floor - 26,350 sf

Existing Building Renovation:

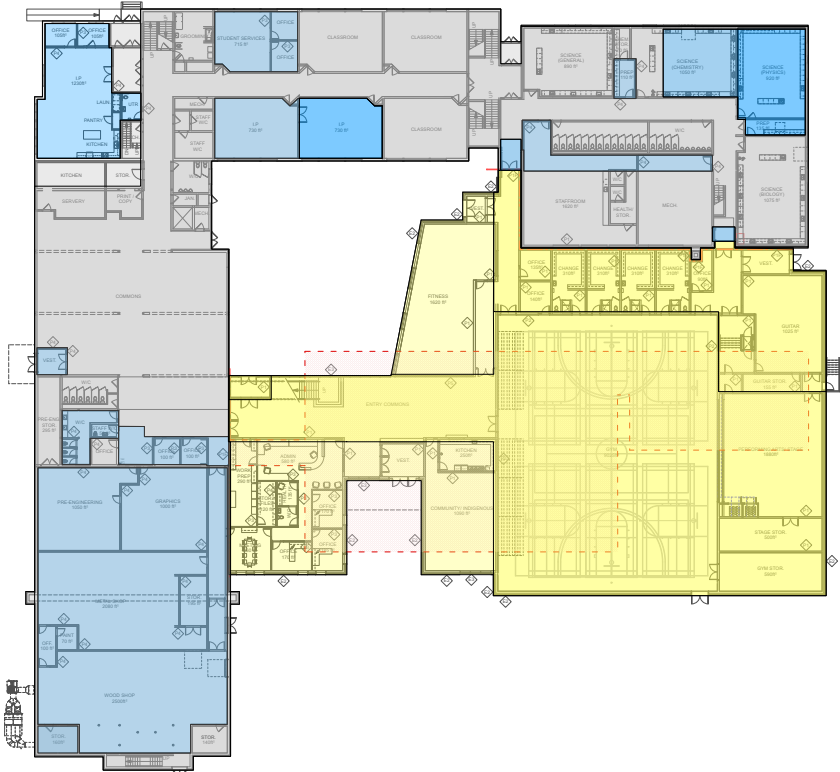
- Second Floor - 2,670 sf
- Main Floor - 14,380 sf

Existing Building Demolition:

- Second Floor - N/A
- Main Floor - 12,330 sf



second floor



LEGEND

- NEW CONSTRUCTION
- EXISTING BUILDING RENOVATION
- EXISTING BUILDING DEMOLITION
- EXISTING BUILDING TO REMAIN

main floor

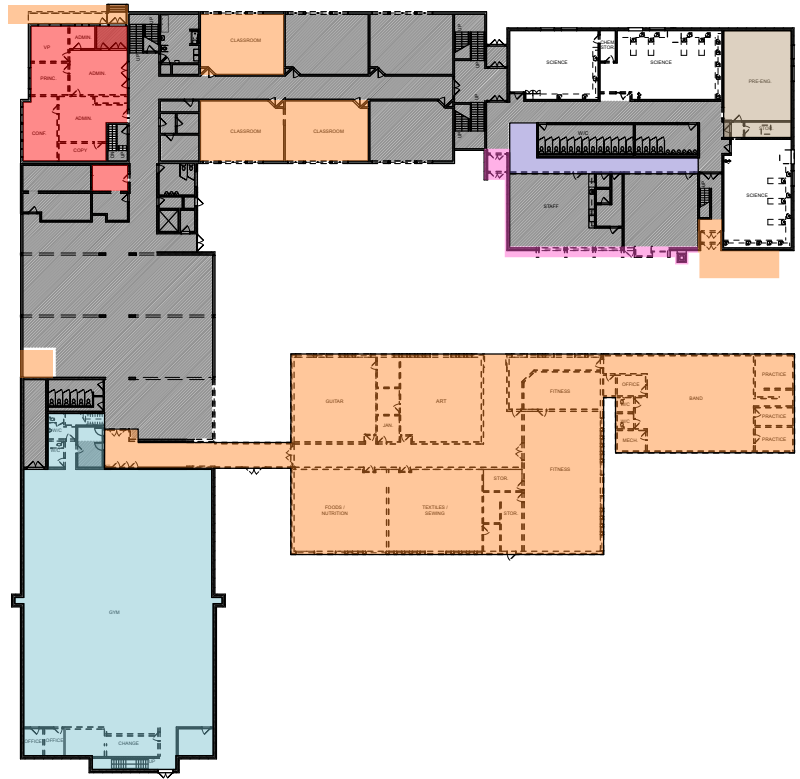


Construction Phasing / Move Management

Construction is anticipated to be executed in a phased approach. This is necessary not only due to the fact that it is necessary for the school to remain occupied over the entire construction duration, but also because there are a number of spaces that need to be operational prior to others receiving renovation.

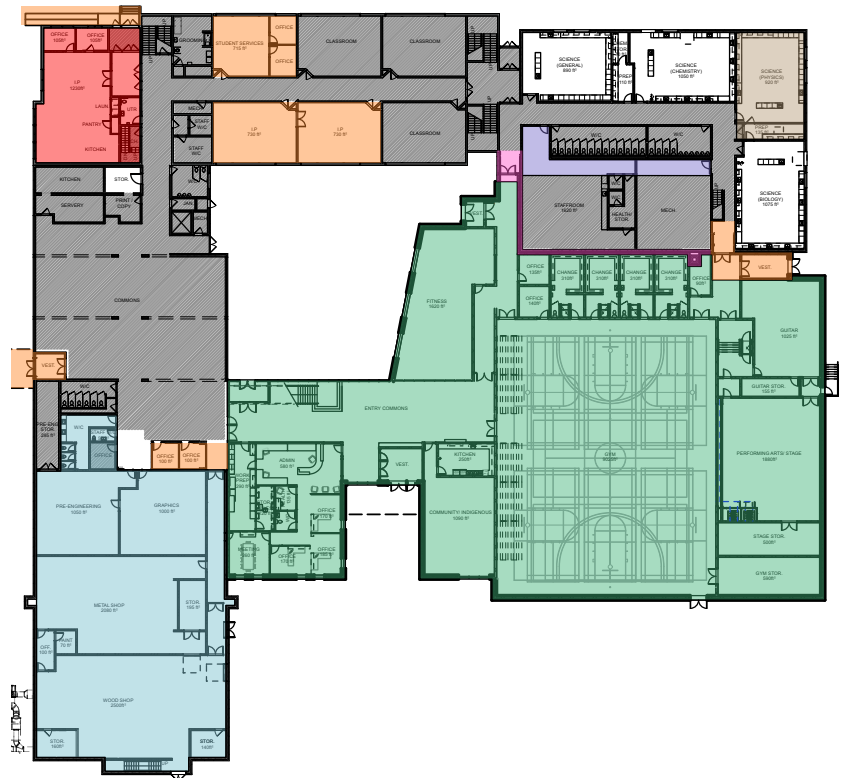
PHASE	START	END
PHASE 1A	01-Jun-24	30-Aug-24
PHASE 1B	01-Jun-24	30-Oct-24
PHASE 1C	01-Jul-24	30-Aug-24
PHASE 1D	01-Jul-24	30-Oct-24
PHASE 2	01-Nov-24	30-Dec-25
PHASE 3	01-Jul-25	30-Aug-25
PHASE 4	01-Jan-26	30-Jun-26
PHASE 5	01-Jul-26	30-Aug-26
EXISTING (N/A)		

Room Name	PHASE	MOVE MANAGEMENT / PHASING NOTES
Individualized Program (IP)	PHASE 1A	anticipated to commence at the end of Beliveau's 2024 school year, which will displace Administration for 1-2 months
Firewall Along Library/ Staff Room	PHASE 1B	
Vestibules (necessary for exiting)	PHASE 1C	
Sewing/Textiles Lab	PHASE 1C	
Specialist Office - Main Floor	PHASE 1C	
Standard Classrooms	PHASE 1C	unless otherwise noted, existing standard classrooms remain as-is, with exception of those that are receiveing new windows.
Co-op Classrooms	PHASE 1C	included in standard classrooms
Demolition of 1964 / 1994 Addition	PHASE 1C	can only occur once life safety elements are in place (i.e. new exit from Commons)
Student Services	PHASE 1C	Renovating existing main floor classroom
Accessible Entrance Ramp and Stairs	PHASE 1C	
Food & Nutrition Lab	PHASE 1D	
Entry Commons	PHASE 2	
Canteen / Kitchen	PHASE 2	
Community / Indigenous Room	PHASE 2	
Administration	PHASE 2	**TEMPORARY Administration accommodations will be required from June 1, 2024 - July 30, 2025 (affects both WPC and CB admin)
Gymnasium	PHASE 2	
Gym Offices	PHASE 2	
Gym Equipment Storage	PHASE 2	
Gym Change Rooms, Showers,WC	PHASE 2	
Music/Guitar Room	PHASE 2	
Performing Arts (Theatre)	PHASE 2	
Fitness/Wellness Health Facility	PHASE 2	** TEMPORARY Fitness will be required from Sept. 2024 - Aug. 2025
Career Internship Program (CIP)	PHASE 2	
New Mechanical Space for Addition	PHASE 2	
Specialist Offices - Second Floor	PHASE 2	3 existing offices to remain and 1 new office to be constructed as part of Phase 2
Staff Room	PHASE 3	expansion to staffroom along with any other upgrades to existing space
Graphics Lab	PHASE 4	** TEMPORARY Graphics lab will be required from Sept. 2024 - Dec. 2025
Wood Shop	PHASE 4	** TEMPORARY use of Cottonwood Shops will be required from Sept. 2024 - Dec. 2025
Metal Shop	PHASE 4	** TEMPORARY use of Cottonwood Shops will be required from Sept. 2024 - Dec. 2026
Pre-Engineering Lab / Electronics	PHASE 4	
New Gender Neutral Washrooms	PHASE 4	on main and second floor (replacing location of existing stair)
New Staff Washroom	PHASE 4	
New Mechanical Space for Shops	PHASE 4	
Science - Physics	PHASE 5	Renovation of existing Pre-Engineering room to Physics can only occur after Phase 3 is complete
Commons	EXISTING (N/A)	
Kitchen / Servery	EXISTING (N/A)	
Art Room	EXISTING (N/A)	Moves to existing Classroom on second floor for start of 2024 School Year.
Library	EXISTING (N/A)	
Science - General	EXISTING (N/A)	
Science - Chemistry	EXISTING (N/A)	
Science - Biology	EXISTING (N/A)	

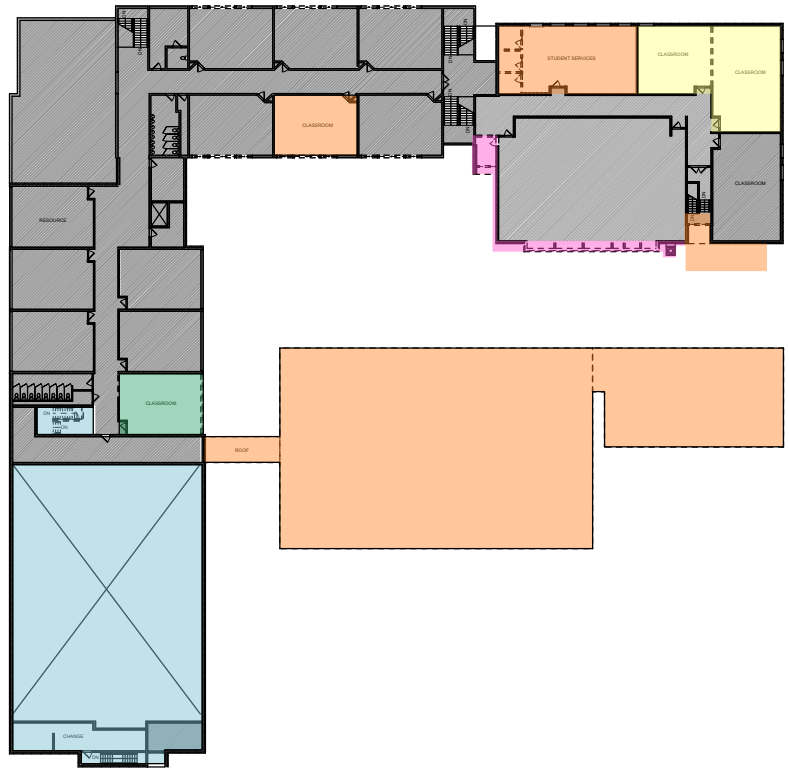


1 MAIN FLOOR PHASING PLAN - DEMO
PH1 Scale: 1:600

- PHASE 1A : JUNE 1, 2024 - AUGUST 30, 2024
- PHASE 1B : JUNE 1, 2024 - OCTOBER 30, 2024
- PHASE 1C: JULY 1, 2024 - AUGUST 30, 2024
- PHASE 1D: JULY 1, 2024 - OCTOBER 30, 2024
- PHASE 2: NOV. 1, 2024 - DECEMBER 30, 2025
- PHASE 3: JULY 1, 2025 - AUGUST 30, 2025
- PHASE 4 : JAN 1, 2026 - JUNE 30, 2026
- PHASE 5: JULY 1, 2026 - AUGUST 30, 2026

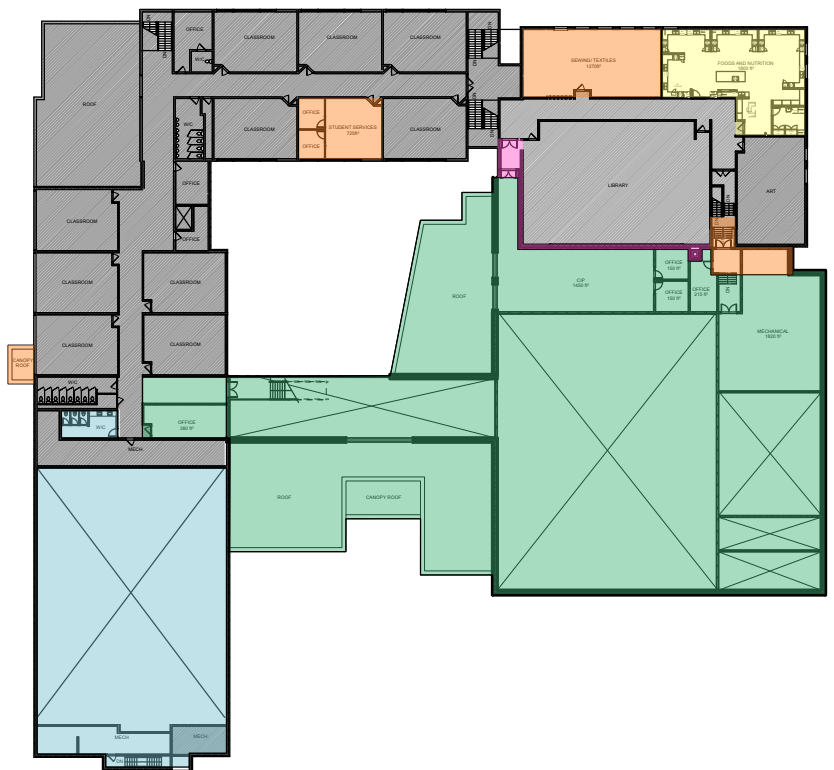


2 MAIN FLOOR PHASING PLAN - NEW
PH1 Scale: 1:600



1 SECOND FLOOR PHASING PLAN - DEMO
PH2 Scale: 1:600

- PHASE 1A : JUNE 1, 2024 - AUGUST 30, 2024
- PHASE 1B : JUNE 1, 2024 - OCTOBER 30, 2024
- PHASE 1C: JULY 1, 2024 - AUGUST 30, 2024
- PHASE 1D: JULY 1, 2024 - OCTOBER 30, 2024
- PHASE 2: NOV. 1, 2024 - DECEMBER 30, 2025
- PHASE 3: JULY 1, 2025 - AUGUST 30, 2025
- PHASE 4 : JAN 1, 2026 - JUNE 30, 2026
- PHASE 5: JULY 1, 2026 - AUGUST 30, 2026



2 SECOND FLOOR PHASING PLAN - NEW
PH2 Scale: 1:600

Exterior Characteristics

The existing building lacks an open and inviting entrance from the parking lot. The new construction addition provides creates a strong sense of entrance into an open and welcoming space.

The new Entry Commons, Administration, and Community / Indigenous room addition is expressed by a tyndall stone exterior facade providing contrast from the exterior red brick of the existing building.

The massing of the gym and fitness addition use a similar red brick to resemble the existing building, providing further emphasis to the entrance.



South Entrance

The south entrance sits in a protective alcove for student and parents to gather before entering the building. The drop off loop wraps the perimeter of the parking lot to allow students to be dropped off safely at the entrance.



Courtyard

The new addition creates an enclosed internal courtyard that can be accessed from all sides of the school, creating a central gathering space. A large wall of glazing blends the entry commons into the courtyard and increases supervision in the space.



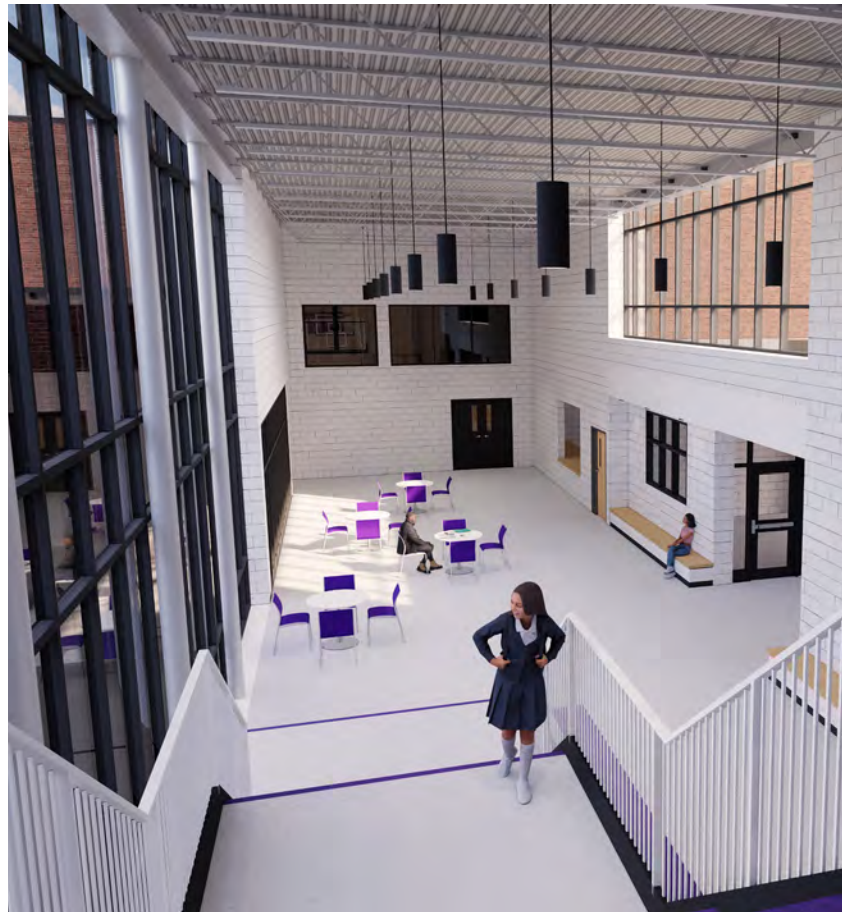
Expansion of Windows

Existing classrooms are renovated to include larger windows that look into the courtyard. This gives the student access to views and daylight within the classrooms.

Interior Characteristics

Due to the renovation of the existing gym into shops the existing Student Commons will no longer have direct access to the gym in its new location. The Entry Commons addition becomes the space that facilitates gathering for after-hours events held in the new gym or theatre.

The Community / Indigenous Room is located directly off of the Entry Commons and its kitchenette can serve as a canteen for after-hours events.



Entry Commons

Double volume Entry Commons, with the new central stair from existing building and connection to the courtyard. The Administration suite is situated in the heart of this space, with direct adjacency to the main south entrance.



Gymnasium/ Stage

The new large gym allows for multiple classes to occupy the space at one time with a proper height roof for sports tournaments. The new raised stage opens up to the gym with the band/ guitar rooms serving as backstage areas.



Fitness

A large fitness room is located adjacent to the gym with visual connection to the entry commons. Large windows into the courtyard provide ample daylight.

Systems

Refer to Appendix D for a detailed description of the structural, mechanical and electrical systems for the renovation and addition to the Speers building for Windsor Park Collegiate.

Cost Summary

Based on investigation that was conducted on site, review of the various existing building drawings and reports, as well as consultation with the various LRSD, Windsor Park Collegiate and community stakeholders, a final concept design was produced. Drawings and outline specifications were provided to Postma Quantity Surveying to provide Preliminary Class D Pricing. A detailed breakdown can be found in Appendix E. Due to the preliminary nature of the site development concepts, HTFC Planning & Design conducted preliminary pricing for Postma to carry as an allowance in the Class D Pricing.

The Preliminary Class D Pricing is presented as an all-inclusive value, assuming that all scope is completed in the phases presented. There is an economy of scale and efficiency to constructing the project in one single phase, however based on the need for the school to remain occupied throughout the school year, it simply is not a feasible option.

A general summary of the Preliminary Class D Pricing detailed in Appendix E is included on the following page. In addition, the following should be noted:

- **Demolition** - scope includes complete demolition of the 1964 and 1994 existing building additions. Minor selective interior and exterior demolition scopes are also required throughout the building, as renovation scopes necessitate.
- **Mechanical upgrades** - scope includes a combination of new and upgraded systems. Separate Prices have been identified for adding a sprinkler system to the metal and wood shop areas, which is anticipated to be a life safety / Code requirement.
- **Electrical upgrades** - scope includes a combination of new and upgraded systems.
- **Site Development** - a separate site development budget was created by HTFC Planning & Design, and was broken down into distinct categories. This value is carried in the overall cost estimate by Postma.
- **General and Special Conditions** - cost included to carry out the estimated phased construction duration (including Site Supervision, Overhead and Fees, Temporary Heating and Hoarding, Access Roads and temporary laydown areas, Bonds and Insurances, Permit costs, and Cash Allowances)
- **Project Contingency** at 15% (site development costs inclusive of contingency)
- **Project Escalation** at 8% (site escalation costs inclusive of escalation)

An additional escalation factor should be accounted for if construction is pushed to future years, beyond what is contemplated in this report.

Cash Allowances were established for foundation inspections, soil compaction and concrete testing, Manitoba Hydro service, MTS service, testing and air balancing, LEED air quality testing and signage. Cash allowances are included in the General and Special Conditions.

Windsor Park Collegiate Class D Costing Breakdown

<i>General & Special Conditions</i>	\$2,170,953	
<i>Demolition</i>	\$417,927	
<i>Excavation & Backfill</i>	\$141,007	
<i>Structural Elements</i>	\$2,833,077	
<i>Masonry</i>	\$1,771,091	
<i>Vertical Elements & Misc. Metals</i>	\$135,710	
<i>Rough Carpentry, Arch. Woodwork</i>	\$625,585	
<i>Roofing, Siding, AVB, Insulation</i>	\$827,035	
<i>Windows and Doors</i>	\$1,179,150	
<i>Drywall, Acoustic, Flooring & Paint</i>	\$1,594,015	
<i>Specialties & Furnishings</i>	\$396,640	
<i>Mechanical</i>	\$3,557,472	
<i>Electrical</i>	\$1,815,169	
Sub Total New School & Renovation	\$17,464,831	
<i>Contingency</i>	\$2,829,303	15%
<i>Escalation</i>	\$1,397,186	8%
SUBTOTAL New and Renovation	\$21,691,320	

Site Development \$3,020,000

TOTAL \$24,711,320

Site Development Breakdown

Drive Aisles, Drop-offs and Parking \$1,025,000

Student & Community Outdoor Spaces \$1,995,000

Sub Total Site Development Costs \$3,020,000

Contingency Inc. Above

Escalation Inc. Above

SUBTOTAL Site Development \$3,202,000

Separate / Alternate Prices

Sprinklers to Shops Area add \$58,553

Add firewall between School & Shops add \$69,487

Keep Existing Science Rooms deduct \$840,000

PART 7 - NEXT STEPS

The report herein, containing Feasibility Options Analysis for the Windsor Park Collegiate and Collège Béliveau exchange, details preliminary design and transition planning. It is anticipated that this report and its findings will form the basis for capital request to the Province of Manitoba.

This report is intended for use by the Louis Riel School Division for capital planning purposes. Once funding approvals are in place, the next steps will be to confirm project scope(s) align with established budgets.

Further and ongoing consultation with administration, staff and students is anticipated as the process evolve and the design is further developed.

Due to the complex nature of these projects, early discussions on the approach to the construction contract will be critical. A Construction Management approach may be advantageous as it will facilitate more detailed planning for the various construction phases and sequencing as well as provide constructibility advice and the opportunity to pre-order long lead-time items.

This report assumes that both school projects are undertaken concurrently.

Site

This preliminary site master plan explored possibilities in conjunction with building expansion and renovation studies. This plan needs further study, research and refinement. The next steps in the site planning process are as follows and can be completed prior to the schematic design stage of an approved capital project or as the first step in the schematic design phase of an approved capital project:

1. Detailed Transportation Assessment and Traffic Impact Study
 - Retain a transportation engineer to conduct traffic counts, project traffic demand in the neighborhood, assess traffic circulation patterns, and recommend best practices for the two school sites and the surrounding community.
 - Ensure the traffic study meets Provincial and City requirements by building in consultation requirements within the vehicular and active transportation divisions within Public Works at the City.
2. Current Legal and Topographic Site Surveys:
 - Site plans for the schools were cobbled together from outdated architectural plans overlaid on the most current air photos available. While adequate for high level planning this type of base information is not reliable or detailed enough for further design and implementation.
 - Both sites and the impacted recreation roadway spaces around them should be surveyed by a professional land surveyor licensed to practice in Manitoba prior to the next stage of planning and design. Survey work should include detailed existing surface materials, features and conditions, underground utilities and structures, as well as geodetic elevation points and overall land drainage patterns topographic mapping required for detailed site grading.
3. Interior and Exterior Accessibility Audit and Recommendations
 - Civic projects within the City of Winnipeg including schools are coming under more and more scrutiny from the City of Winnipeg for compliance with the ever-

evolving City of Winnipeg Accessible Design Standards.

- Retain an accessible design expert such as Judy Redmond (former city accessibility coordinator now running a private consulting service for this purpose) to assess the existing building and site for accessibility and to act as the main liaison with City staff during the design process ensuring best practices and reasonable compliance on private property.

4. Manitoba Hydro Discussions & Coordination

- As noted in section 3.0 City and Hydro Input the planning team for this study was unable to connect with Manitoba Hydro within the project process and time line to have a meaningful discussion about the hydro substation and the above ground hydro lines immediately adjacent to both sites.
- These discussions will have a significant impact on the site planning parameters for the northwest corner, north and west edges of the Speers School Site. In addition there may be implications to the redevelopment of the west parking lot on the Cottonwood School Site where an above grade hydro line runs along the west edge of the existing public lane.
- Retaining an electrical engineer to assist the architectural team with this aspect of work would be prudent as they have built relationships with the utility and will have better insight into what departments and staff within Hydro should be contacted to set this project up for success.

5. More In-Depth City of Winnipeg Discussions, Coordination and Agreements

- Several cross access and reconfiguration suggestions for the two school sites have impacts on the adjacent City Recreational Properties. Work closely with City planning, community services,

public works, zoning, parks and forestry departments and the City Councilor for this ward to develop coordinated plans that leverage municipal investment and cross use agreements to provide an optimally integrated community education and recreation hub for this neighborhood and make everyone's dollars go further.

These steps would ideally run concurrently as they all inform site planning refinements as these projects move into implementation. As previously noted in City of Winnipeg and Manitoba Hydro input, it is recommended; that the schools be expanded and renovated together; and that the two sites be addressed as a campus in conjunction with adjustments to adjacent City of Winnipeg and Manitoba Hydro spaces. If for some reason one school goes ahead without the other, careful consideration of the impacts of developing only one site will be required and may have significant impacts to the site design approach.