



**The recommendation(s)
contained in this report were
adopted by City Council**

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: R-2007-15 - Feasibility Study: Proposed New Boys & Girls Club of Niagara

RECOMMENDATION:

1. That the final report dated May 8, 2007, "Proposed New Boys & Girls Club Facility Feasibility Study" be received.
2. That the report serve as a resource for the City of Niagara Falls to continue to evaluate the financial request by the Boys & Girls Club of Niagara (BGCN) of up to \$5 million to support the construction of a new centre.
3. That the City of Niagara Falls' commitment in principle to contribute up to \$5 million, or maximum of the 50% of the total capital costs for a new centre be conditional upon the following:
 - a) That the building size be downsized to no more than 30,000 to 33,000 square feet consistent with the recommendations of the final report.
 - b) That the size of the pool be reduced to no more than 20 metre leisure concept pool design consistent with the recommendations of the final report.
 - c) That an updated and revised business plan be submitted to include:
 - i) Revised capital budget based on a scaled-down facility as per the report recommendations;
 - ii) Revised operating budget based on a scaled-down facility and that would not require a significant increase in the annual operating support/subsidy provided by the City;
 - iii) Revised fundraising campaign and strategy to include validation of the in-kind development contribution of \$2 million (of the \$5 million).

Working Together to Serve Our Community

Community Services Department
Parks, Recreation & Culture

May 28, 2007

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- (d) Based on the site evaluation and analysis that the McLeod Road not be supported, and that further review of the other three City park sites of Ker Park, Palmer Park, and AG Bridges Park continue to be reviewed with BGCN to recommend a site for a new centre.

BACKGROUND:

The BGCN had requested Council, in February 2005, to provide financial support for a new Centre. The BGCN had estimated this facility would cost \$10 million and the financial support requested of the City was \$5 million or 50% of the estimated capital project costs. Council directed Staff to prepare a report.

City Staff had recommended to BGCN that in order to provide a report to Council, the financial request necessitated a fundamental and purposeful review of the project to assess the project viability and due diligence.

BGCN and the City agreed to the creation, in August 2006, of the New Facility Project Review Committee to complete a comprehensive review of the proposed new centre and undertake a feasibility study. The role of the committee was to assist the consultants in completing the review and to serve as a liaison between the consultants and stakeholders which included, but were not limited to, the BGCN and the City of Niagara Falls.

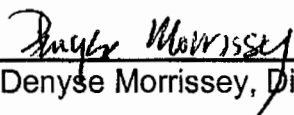
The City committed and dedicated the funds to hire consultants to complete the feasibility study. A Request for Proposal was issued by the City on October 2, 2006, and closed on October 23, 2006. Interviews were also conducted by the Committee as a component of the evaluation process in selecting the consulting firm for the project.

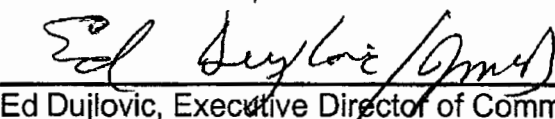
The purpose of the feasibility study was to complete a comprehensive and integrated review of the proposal for a new facility with analysis of:

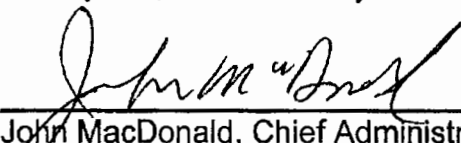
- i) Needs and community demands analysis;
- ii) Market feasibility study;
- iii) Financial analysis and facility operating costs (short and long term);
- iv) Site review and assessments.

The Consultants will present the final report and their recommendations to Council on May 28, 2007.

The Consultants, a consulting team, is comprised of the following firms: Monteith Brown Planning Consultants Ltd, Tucker-Reid & Associates, The JF Group, and MacLennan Jaunkalns Miller Architects.

Recommended by: 
Denyse Morrissey, Director of Parks, Recreation & Culture

Approved by: 
Ed Dujlovic, Executive Director of Community Services

Respectfully submitted: 
John MacDonald, Chief Administrative Officer