

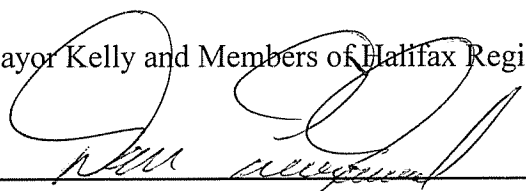
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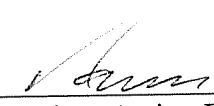


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Halifax Regional Council
May 30, 2006

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Dan English, Chief Administrative Officer


Carol Macomber, Acting Director Community, Culture &
Economic Development

DATE: May 2, 2006

SUBJECT: Joint Use Agreement- Citadel High School and HRM Community Centre

ORIGIN

On October 26, 2004 Regional Council authorized, subject to Capital Budget approval:

- 1) The building of an HRM community gym, conditional on community use as a priority, as part of the Nova Scotia Department of Education's Citadel High School project provided that a joint use agreement is negotiated and,
- 2) The use of the Central Commons field by the adjacent new Citadel High School.

RECOMMENDATION

It is recommended that Council authorize the Mayor and the Municipal Clerk to enter into a formal Joint Use Agreement with Halifax Regional School Board as per the key terms outlined in the body of this report.

BACKGROUND

On October 26th, 2004 Halifax Regional Council authorized, subject to Capital Budget approval, the funding for the construction of a community centre gymnasium facility, with community as a priority, located at the new Citadel High School being constructed by the Nova Scotia Department of Education. Citadel High School will replace Queen Elizabeth (QEH) and St Patrick's (St. Pat's) High Schools, and will be located at the site of the former Nova Scotia Community College (NSCC)-Bell Road Campus. Additionally, Council supported the use of **and the associated field improvements to the Central Common field adjacent to the new high school.**

Several factors were considered in examining the rationale for HRM to participate in this project: community need, community accessibility, condition of existing public facilities, service relationship with the HRSB, location, and cost of building the gymnasium now versus adding the facility onto the high school at a future date. As per the October 26th, 2004 council report, any investment in a gymnasium would only be supported as part of a rationalization of gymnasia on the Peninsula.

The Indoor Facilities Master Plan (IFMP) called for improved access to better quality facilities on the Peninsula. The condition of existing schools and HRM gymnasiums on the Peninsula is clearly on the lower end in terms of adequate size, associated amenities and condition of space ie Bloomfield gymnasium. The IFMP called for improved facilities on the Peninsula to replace old facilities which require major capital investment.

DISCUSSION

The site design and Joint Use Agreement (JUA) have created a well rounded community centre which is much more significant than the initial "second gym" concept. The community centre includes an 8,400 square foot gymnasium with locker rooms, office space, activity studio and access to a number of outdoor facilities. Through the joint use agreement HRM will have access to HRSB class rooms and specialty rooms. Indeed, it is more than a gymnasium, it is a community centre. Staff are also working with the Department of Education to look at the costs and benefits of increasing the community space by creating a second and/or a third floor within the existing clear story space. This area is above the reception and office area of the community centre and would not affect gymnasium height. If financially prudent, staff will bring back a report for Council approval.

The HRM community use gymnasium will operate independently from the Halifax Regional School Board (HRSB) high school gymnasium. The HRM community gym would be primarily used to operate HRM's community based recreation programs and for scheduled use by community based organizations and groups. For larger scale tournaments and events, the two separate gymnasiums can be opened to allow access. There is substantial evidence that the facility will be in high demand. The solid, cooperative working relationship between the two parties results in the maximization of use and shared opportunities for both parties.

The JUA creates the basis for a mutually beneficial relationship. The intent of the agreement is to provide a long term solution regarding access to quality, recreation facilities for all citizens of HRM.

Agreement Highlights

Principles:

The agreement is intended to ensure access by each party to the other party facilities and services through a cooperative and collaborative approach to facility scheduling, programming, and management. The relationship that has been developed, and which will be maintained throughout the life of the agreement, is designed to encourage and promote effective and efficient use of resources and facilities, optimizing shared use opportunities and maximizing community access.

Community Access:

The agreement is based on the fact that the community centre gymnasium is intended for community use and would be held for public use as a first obligation. The high school would have access to the community centre gym on a reciprocal basis. Generally, day time use would be considered as non-prime time for community use and would likely be made available for school class use. In return, a higher level of access to other school areas including daytime and evening use of classrooms or studios will be provided by HRSB, schedule permitting. Through this agreement, access to the School for both HRM and the community has increased substantially with the facility being available for scheduling on a year round basis.

HRM and HRSB will work cooperatively to establish a composite facility fee schedule in order to ensure affordable access for the community. Through this negotiated agreement, it is anticipated that youth based community users will benefit from a reduced weekend access rate of up to a 50% reduction from the current rates for other schools. This will be a pilot for the first year of operation.

With the community centre and school being co-located at the same location citizens will have access to new and improved facilities. The new and improved facilities include 4 sprung floor gymnasium surfaces, activity studio (with sprung type flooring -suitable for 20-25 low impact activities ie dance, martial arts, yoga, dance), weight room, home economics lab, theatre studio spaces and class rooms. The combined School and Community Centre indoor athletic area will be the largest fully accessible facility in HRM and one of the largest in Nova Scotia.

Facility Scheduling:

HRM has full authority for scheduling and usage monitoring of the school facilities. Access to the athletic field will also be scheduled by HRM staff.

Cooperation and opportunities:

HRM and HRSB will pursue additional opportunities to develop and improve joint use and cooperative ventures including integration of youth mentorship, leadership and employment within the community centre as a result of partnership with the high school PAL (Physically Active Lifestyles) curriculum.

Agreement Management and Effective Date:

HRM staff will manage this Agreement. An annual review of the terms of the Agreement will be conducted to ensure the needs of HRM and HRSB are being met. This agreement will be in effect immediately; occupancy of the community centre is slated for September 2007.

Sport Field Upgrade and Usage:

HRM will provide appropriate access to the South Common sport field. It will be rehabilitated, with an irrigation system installed, in time for the opening of Citadel High School in September 2007. HRM agrees to provide the appropriate sport field maintenance program to sustain the field for the period of April 15 to November 1.

HRM grants to HRSB staff and students the right to make use of the athletic field, on a priority basis, for the operation of school-based and or school sponsored activities. Through this agreement, HRSB and HRM are committed to working cooperatively together to ensure shared access, maximize facility use, enhance opportunities for the student body, and affordable access to high quality facilities to sport groups/teams and citizens.

BUDGET IMPLICATIONS

Capital budget : Regional Council approved (Oct 26,2004) the funding based on the indicative cost, as provided by the Department of Education, of \$1,850,000. Work will not commence on the construction of the school until the summer of 2006. The Province has agreed that the costs of the HRM Community Centre can be spread over 3 years. Capital Budget funding has \$900,000 in the approved 05/06 Capital Budget, and \$900,000 in the proposed 06/07 Capital Budget.

Operating budget: The anticipated net cost to operate this new community centre is estimated at \$250,000. Staff will return to Regional Council with the final budget plan for the operating costs of the community centre as part of the 2007/08 budget deliberations.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

1. Council could instruct staff not to enter into the agreement which would cause an impact whereby HRM and HRSB would not be able to maintain the current arrangement and the construction tender would have to be re-worked potentially causing penalties for construction delay. The site tender was awarded on May 1, 2006.

This is not the recommended alternative as staff believe the terms of the JUA are beneficial. In the absence of an agreement, there would be a reduction in the availability of full sized, appropriate gymnasium/community centre combination for use by both the sport and recreation communities and the student body of Citadel High School, thereby decreasing capacity and physical activity opportunities. Additionally, HRM would be faced with higher construction costs (35%) if the community centre is not built into the original tender of the Citadel High School.

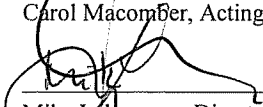
2. Council could instruct staff to renegotiate the agreement in whole or in part with specific direction.

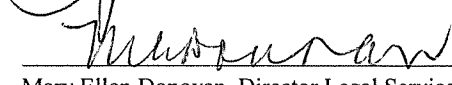
This is not the recommended alternative as staff believe there would be no additional tangible benefit that could be negotiated over the proposed agreement.


A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.


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