



## TOWNSHIP OF NORTH HURON

## REPORT

Item No.

**REPORT TO:** Reeve Vincent and Members of Council  
**PREPARED BY:** Pat Newson, Director of Recreation and Facilities  
**DATE:** 05/06/2017  
**SUBJECT:** Aquatic Centre Renovation contract with Acapulco Pools  
**ATTACHMENTS:** none

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### **RECOMMENDATION:**

THAT the Council of the Township of North Huron hereby directs staff to prepare a contract of work with Acapulco Pools to complete the scope of work which includes: replace pool liner floor and concrete surfaces with tile, using Laticrete Spectralock PRO epoxy grout, install UV filtration system, install new liner on walls for the contract price of \$269,743.00, and further to carry a cash allowance of \$5,000 for the installation of an automatic chemical delivery system for the metal removal aggregate, and a project contingency of 10%; for the total project cost of \$302,217.30;

AND FURTHER THAT the Council of the Township of North Huron hereby directs staff to use the negotiated method with Cliff's Heating and Plumbing to solve the HVAC issues at the Aquatic Centre which includes: restoring the original outside air and exhaust air flows in the Dectron Unit, provide additional heating capacity, and install new threaded aluminum hanger and rods and aluminum straps to support the duct system. Staff are directed to bring back a final report on these items with a pricing proposal from Cliff's Heating and Plumbing;

AND FURTHER THAT the Council of the Township of North Huron recognizes that the entire scope of the project, which included painting the ceiling, replacing sound baffles, will need to be put on hold for 2-3 years until additional funds can be raised to support this project, and another shutdown period will be required to address this part of the project;

AND FURTHER THAT staff are directed not to exceed the budget allocated for the project in 2017.

### **EXECUTIVE SUMMARY**

There are a number of moving parts to this project, and it is necessary for staff to enter into a contract with the service providers in order to meet the project deadlines. This report provides an update on the project, and a recommendation on a contract price for Acapulco Pools work

### **DISCUSSION**

At the February 21, 2017 North Huron Council meeting, it was approved that Acapulco Pools Inc. would be selected as the single source vendor to enter into negotiations for the renovation project and to act as the General Contractor on the project. Since then, staff have been working with representatives from Acapulco Pools, consultants from Allan Avis Architects, Cliff's Heating and Plumbing, and Chorley + Bisset Engineers to define the detailed scope of work and specifications for the project. The pieces of the project, in order of priority, include:

1. To remove and replace the pool liner

2. To improve the pool environment (air and water heating, negative air pressure and air flow, and reduce the concentration of chloramines in the air).
3. Perform upgrades to the aquatic centre to improve longevity, and aesthetics, such as addressing paint failure on the beams and ceiling and piping.

At the onset of the project, it was identified that the beams and ceiling required painting, and this project and pool shutdown provided an opportunity for that work to be completed. Through investigation of the ceiling and beam painting work, the scope of this part of the project has realized a large amount of “project creep”. What appeared as a simple task, has been identified as a very involved part of the project, that will exceed the budget allotted and significantly extend the shutdown period. The “project creep” is a result of a decision of best practice which is to remove all the paint from the aquatic centre ceiling. This involves removing everything mounted to the ceiling including lights, sound baffles, HVAC duct, and preventing damage to the sprinkler system. To remove and remount all this, is a lengthy and involved process. Access is difficult. Going forward it also makes sense to not hang anything back over the pool to prevent future access challenges. It is recommended that the sound baffles not be returned to the ceiling and that improved sound baffles be mounted onto the walls of the aquatic centre. This will improve sound issues. Currently the sound baffles only really act to break up the sound waves, they have poor sound absorption qualities.

It has become evident that all priorities of the project cannot be met with the proposed budget and in a reasonable shutdown time. In order to not spend more than currently allocated for the project, and to keep the shutdown to 10 weeks, staff recommend a phased in approach, based on the priorities and needs of the Aquatic Centre.

Staff are recommending that Acapulco be hired to perform their scope of work, and that the Township contract out the remaining project components to different service providers, and that as much work as possible be performed in the planned shutdown period, and inside the budget allotted for in 2017.

## **FINANCIAL IMPACT**

Aquatic Centre Budget

\$426,697

(This includes \$150,000 from Ontario Trillium Foundation to be used toward the pool liner replacement component of the project)

HVAC Humidity Infiltration Budget

\$97,255

### **Acapulco Project Budget:**

Base Project

\$180,098.00

Upgrade to Epoxy Grout

\$25,739.00

UV Filtration System

\$31,470.00

PVC Wall installation

\$32,436.00

Mineral Filtration System

\$5,000 (cash allowance)

Project Contingency (10%)

\$27,474.30 (outside contract)

Project Total

**\$304,217.30**

## **FUTURE CONSIDERATIONS**

If the recommendations in this report are approved, Council can expect:

- An authorizing bylaw at the June 19 Council meeting for a contract between Acapulco Pools and the Township, for the work in their scope of the project. The request will be to approve 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading at the June 19<sup>th</sup> meeting.
- A proposal from Cliff's Heating and Plumbing for the work to perform on the HVAC systems at the Aquatic Centre. An authorizing bylaw for a contract between Cliff's Heating and Plumbing for their scope of work. The request will be to approve 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading at the June 19<sup>th</sup> meeting.
- Ongoing updates from staff on the other project components that can be performed using these venders, other venders, or North Huron's own forces.

## **RELATIONSHIP TO STRATEGIC PLAN**


Our community is healthy and safe.

Our community is attractive and welcoming to new businesses and residents.



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Pat Newson, Director of Recreation and Facilities



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Sharon Chambers, CAO