



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: 04/12/2017
SUBJECT: Aquatic Centre Renovation Update Report
ATTACHMENTS:

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby receive the report on the Aquatic Centre renovation wrap up from the Director of Recreation and Facilities for information purposes;

AND FURTHER THAT Council supports the plan to perform an aquatic centre shutdown for two weeks in late August/early September 2018 for maintenance.

EXECUTIVE SUMMARY

The Aquatic Centre completed an extensive renovation over the summer of 2017. This report provides a summary of the outcomes of that renovation and some recommendations going forward.

DISCUSSION

The Aquatic Centre was shut down from July 28, 2017 to October 11, 2017. During that time Acapulco Pools removed the pool liner, and installed tile on the floor and concrete surfaces of the pool, installed new liner on the walls of the pool, installed a new UV filtration system and automatic chemical delivery system to removal metals from the water. The renovation was completed on budget and on time.

Cliff's Plumbing and Heating performed the HVAC improvements for the project and the following was included in the work: replaced the rings and rod supports for the duct work, the jet pump was replaced, the pool main pump was refurbished, two new boilers were installed, a new controller for the Dectron was installed, and other minor Dectron repairs were completed. The balancing and inspections of the HVAC system is being finalized and the consulting engineer is reviewing the final work.

Miscellaneous items completed as part of the renovation included installation of two additional overhead lights, spot re-grouting of deck tiles, re-grouting of the change room tiles, thorough deck cleaning, replacement of the lane ropes and lane rope slider, and replacement of the drains and skimmer baskets to bring them up to code.

The Grand Opening of the Aquatic Centre is on Saturday December 2 to celebrate the renovation, and recognize the significant contribution received from the Ontario 150 grant administered by the Ontario Trillium Foundation (\$150,000). MPP Lisa Thompson and representatives from the OTF will be on-site as part of the event. A free public swim is being offered and cake will be served in the pool mezzanine.

Overall the renovation was a success as staff and users are very satisfied with the overall appearance of the renovated aquatic centre. Participant comfort and safety have improved with the HVAC upgrades, and wrinkles on the floor liner have been removed. Initial participation rates have surpassed the pre-renovation utilization rates.

After the pool was reopened, during routine maintenance, it was discovered that the caulking that was used around the perimeter of the floor of the pool has started to fail in places. There is also one area on the liner wall that has some staining resulting from the renovation. Acapulco and staff have met to review these project items and Acapulco has taken responsibility. They have recommended fixes for the issues, but it does require that the pool be drained to perform these maintenance items.

There is no immediate need to perform these repairs, so staff are recommending the shutdown take place at the end of August/Early September of 2018 so there will be minimal impact on programming. The pool will have to be drained to perform the maintenance. A 16 day shutdown is required to drain the pool, perform the maintenance, then refill and balance the pool. Acapulco Pools has offered to pay for the start-up and balancing chemicals required to re-fill the pool for the 2018 shutdown. This is an estimated expense of \$2,000.

Bernie Gall, President/Chief Executive Officer of Acapulco Pools will be attending Council on December 4, 2017 to address any questions from Council regarding the renovation and upcoming maintenance shutdown scheduled for 2018.

FINANCIAL IMPACT

The contract price was \$294,225.39 for the work performed by Acapulco Pools. The Township currently has a holdback of 10% of the contract for \$29,422.00. Acapulco completed the project on time and on budget. The holdback will be held until the maintenance repairs are completed to North Huron's satisfaction.

The final invoicing has not been completed from Cliff's Plumbing and Heating, the major portion of the work has been invoiced and a 10% holdback is in place until the project is completed.

Aquatic Centre Project Budget	Budget	Running Total
Total Budget	\$ 426,697.00	
Consulting	\$ 25,000.00	\$ 18,043.99
Liner replacement Acapulco Project		
Floor Liner replacement with tile	\$ 180,098.00	\$ 264,802.85
Upgrade to Epoxy grout	\$ 25,739.00	
Liner on walls	\$ 32,436.00	
UV System	\$ 31,470.00	
Spot grout and tile on deck	\$ 2,860.00	
Chemical delivery pump/system	\$ 5,000.00	
holdback		\$ 29,422.54
Liner replacement contingency	\$ 27,760.30	
Rings and Rod replacement	\$ 13,900.00	\$ 11,200.00
Cleaning/Lift rental	\$ 5,000.00	\$ 5,000.00
Bathroom tiles	\$ 13,300.00	
Pump		\$ 2,674.05
misc		\$ 31.36
Lights		\$ 1,080.00
Expense Total	\$ 362,563.30	\$ 332,254.79

HVAC Improvements Total Budget	\$ 97,255.00	
	Budget	Running Total
Consulting	\$ 10,000.00	\$ 8,749.89
Boiler Replacement	\$ 36,790.00	\$ 36,790.00
Dectron Controller	\$ 31,150.00	\$ 31,150.00
	\$ 77,940.00	\$ 76,689.89

FUTURE CONSIDERATIONS

It is recommended that in future years the Aquatic Centre perform a 1-2 week shutdown annually to perform maintenance. It will not always require draining the entire pool, but it provides time for necessary deck and system maintenance. Based on current programming, the timing will likely always take place late August/Early September for this annual shutdown.

Prior to beginning the project work, pieces of the project were omitted due to budget and time constraints. These omitted pieces included painting of the ceiling and beams and the replacement of the sound baffling and some electrical work at the ceiling height. There are funds remaining to be placed in reserves from this project and additional funds will be allocated for reserves to complete these pieces of the renovation in 2020.

Negative pressure was achieved in the aquatic centre which was a significant goal of the HVAC project to re-balance the system. The hope is that this reduces the humidity and chloramines

escaping from the Aquatic Centre space and causing havoc in the rest of the building. Staff will monitor the humidity infiltration issue over the winter.


RELATIONSHIP TO STRATEGIC PLAN

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

Our community is healthy and safe.



Pat Newson, Director of Recreation and
Facilities



Dwayne Evans, CAO