



## 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:** 21/02/2017  
**SUBJECT:** NHWCC Aquatic Centre Renovation  
**ATTACHMENTS:** Acapulco Proposal and Schedule, Allan Avis Architects Proposal

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### **RECOMMENDATION:**

THAT the Council of the Township of North Huron hereby authorize staff to use the Purchase by Negotiation method for the Aquatic Centre Renovation as the project meets criteria 5.1 and 5.2 of the North Huron Procurement Policy;

AND FURTHER THAT the vendor Acapulco Pools Inc. be selected as the single source vendor to enter into negotiations for the project based on their proposal cost of \$341,725.80, and will perform duties as the General Contractor on the project;

AND FURTHER THAT Council hereby approves using Allan Avis Architects to provide consulting for the proposed fee of \$7,700, to prepare the building specification work for painting, HVAC ring support replacement, and some electrical work required as part of the renovation, to be completed by local sub-trades as part of the Acapulco Pools General Contractor contract.

### **EXECUTIVE SUMMARY**

The North Huron Westcast Community Complex will undergo an Aquatic Centre renovation in 2017 to replace the liner and improve other mechanical and building components of the aquatic centre. This report summarizes staff's recommendation on the best approach to the project, using a single source vendor as the General Contractor. Capital projects over \$25,000 require competitive tendering, however Section 5 of the North Huron Procurement Policy permits Purchase by Negotiation. Staff are requesting Council authorization for this deviation from the normal method of procurement.

### **DISCUSSION**

The North Huron Westcast Community Complex will undergo a renovation project for the Aquatic Centre. North Huron Council, at their meeting on Monday February 6, 2017 approved the project to proceed in 2017, with a total project budget of \$426,697.00 and Council authorized pre-budget approval of \$95,697 for the project. In previous reports and presentations, staff have outlined the ongoing challenges the Aquatic Centre has experienced with the pool liner, the primary component of the project is to replace the liner with a sustainable, proven solution.

The liner of the pool requires replacement and staff have researched options for this replacement project for 2 years. The pool is a Myrtha Pool which means it is uniquely structured with a concrete base and stainless steel sides. The Aquatic Centre has experienced failures with the liner beginning as early as 2001, and are looking for a replacement option that will eliminate future liner issues on the pool floor. The sides of the pool must have a liner, and cannot be tiled, but the base, ramp, bench, concrete steps and inner wall can be tiled. Acapulco Pools has successfully applied this

method at the Toronto French School for their liner replacement project in 2016. The Toronto French School has a similar pool structure to the NHWCC. North Huron staff visited the renovation project at this school twice to see first-hand the tile and liner replacement renovation, and have been in regular contact with the owner of this pool. The Toronto French School was very satisfied with their liner replacement project using this method and with Acapulco Pools Inc. Staff are confident that this fix provides the best solution for the floor of the pool.

The pool infrastructure is already in place, so staff are required to find a replacement/repair solution that works within the constraints of the current pool design. Section 5 of the North Huron Procurement Policy states the following:

*5.0 Purchase by Negotiation*

*All purchasing of goods and services shall be by a competitive method except for the following where the negotiation method would apply:*

- 1. When goods or services are available from only one source;*
- 2. When compatibility within an existing product or process is the overriding consideration;*

Negotiated Method 5.1

The option to install a combination tile and liner installation for the North Huron pool was presented by Acapulco Pools and they are the only company in Ontario that have successfully implemented this type of replacement system. The installation of the hybrid tile/liner interface system is unique, and was a success at the Toronto French School. For this reason, staff recommend Acapulco Pools as the only source for this repair method that has a proven track record. This is the solution recommended by staff, and this is the only company that we were able to find that has illustrated past success, and have the know how to draw upon for the work requested.

Negotiated Method 5.2

The NHWCC pool system is unique, and if the pool tank was an all concrete pool, different options would be available to the Township. A complete concrete pool can be completely tiled, or a liner can be inserted, or the concrete can be finished as a painted concrete pool. Traditionally a liner pool such as the NHWCC pool would replace a liner for a liner. However, the NHWCC pool has experienced ongoing liner failures and issues such as the lane lines lifting, wrinkles in the liner, and welding failures. For this reason, staff investigated other options for the liner replacement project. Acapulco Pools presented this hybrid option to staff, and in 2016 have successfully installed a tile base and liner wall system. The advantage of the tile base/bottom is that the tiles have a 25-year life expectancy and warranty. A liner has a life expectancy of 15 years. The tiles will not fade, wrinkle, and the lane lines will not lift off. The liner sides can be installed in combination with the tile bottom successfully and staff are confident this is the best repair for the existing infrastructure of the pool.

Acapulco Pools Inc. is a commercial pool installer with 40 years' experience in the field. They are well known in the industry with an excellent track record. The proposed products for the project come with the following warranties:

#### Tile and Epoxy Grout

- Laticrete Spectralock PRO epoxy grout 25-year labour and materials
- Dal Tile 5-year tile warranty on materials
- Acapulco Pools 15-year labour and materials on tile work
- Acapulco Pools 5-year labour and materials warranty on PVC membrane walls and wall floor interface

#### Long Term Cost Analysis

In 15 years from now when the pool liner reaches its life expectancy and needs replaced, the tile floor will have another 10-year warranty and likely 15 years of life expectancy. In 15 years, only the PVC sides of the pool will need replaced, and the tile bottom will not need replaced. It is likely that a pool liner would require two replacements in the time that the tiles would need replaced once. The greater expense is replacing the pool floor with a new liner vs the walls. Wall replacement is \$31,470 in this quote.

For these reasons, the Township is recommending partnering with Acapulco Pools to perform this Aquatic Centre Renovation.

The project also includes hydro blasting the ceiling and ceiling beams, and re-painting areas of corroded surfaces in the Aquatic Centre. The HVAC support rings in the aquatic centre also need replaced. The specifications for the building components of the project will be developed by Allan Avis Architects, who are familiar with the project. Allan Avis Architects have provided experience and leadership through the investigation process of the project. The Township would rely on their expertise to develop the specifications for the other components of the project, and Acapulco Pools would act as the General Contractor on the project. They have agreed to collect competitive quotes from local vendors that can provide the services needed for the painting and HVAC support ring replacement components of the project. The contract with Acapulco pools would specify this condition.

#### **FINANCIAL IMPACT**

The project approach involves some consulting work from Allan Avis Architects, and hiring a General Contractor for the project. All sub trades would work under the supervision of the General Contractor. The timing of each renovation component is critical to minimize the pool down time, and ensure the project is completed in a coordinated way. In this case, staff are recommending that Acapulco Pools be hired as the General Contractor to oversee all components of the project.

Allan Avis Architects

\$7,700

Their proposal is attached to this report. The scope of work includes providing specifications for the building improvements as part of the renovation.

#### Acapulco Pools

Their proposal is attached. Option E of the proposal requires some further discussion between staff and Acapulco Pools as to whether this is going to be the best system for our water. The price provided for this item could be negotiated but would not exceed the price of the proposal.

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	\$27,982.80 **
Work by Sub-Trades (paint and HVAC rings)	\$44,000.00 **
Project Total	\$341,725.80

\*\* Prices not firm

#### Summary of Entire Project

Total Project Price for Acapulco Pool's work	\$341,725.80
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HVAC Work – by local contractor

Replace Boilers/Support Rings	\$35,000.00
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Misc Project repairs (deck tiles, cleaning)	\$15,000.00
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Project Consulting	\$7,700.00
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Project Contingency	\$27,271.20
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Total Project	\$426,697.00
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#### Background Information

In order to prepare for this project and for the grant application, staff requested quotations to replace the liner with a new liner and include soft walk.

From Holanda Pools \$275,000-\$295,000

This estimate was to fully remove all the liner from the sides of the pool. Their proposal is for a Myrtha Liner which is the product currently used in the pool. Included installation of soft walk. This solution was to remove tiles at edge of pool deck to re-install the new liner.

From Acapulco Pools \$163,755

This quote was to remove liner from floor, and place new liner on top of old liner on the walls. Included installation of soft walk. This solution was to apply a beauty strip at top of wall.

Comparative price for the tile/liner hybrid \$238,273

### **FUTURE CONSIDERATIONS**

The proposed work schedule and aquatic centre shut down is the following:

- July 29 & 30 – Drain pool by North Huron staff.
- July 31 to October 9 – Aquatic Centre Shutdown for renovation
- October 10 – Aquatic centre re-opens

Acapulco Pools has proposed a complete project schedule to demonstrate the work and timing of each project component. It is attached to this report.

These shutdown dates are proposed because during July and August a number of outdoor pools are available for aquatic participants. There are some aquatic centre members that put their memberships on hold during the summer and September to enjoy their cottages and are not in the area to use the pool. The goal is to have the centre open after the Thanksgiving weekend to offer Fall Swimming lessons and programming. This schedule allows for the centre to hold the spring lessons which is the busiest lesson time, and allows us to re-open in time for the fall swimming lessons. Performing the work in the spring is not recommended due to high water tables during that time, which can interfere with the pool.

### **RELATIONSHIP TO STRATEGIC PLAN**

Our community is healthy and safe.

Our administration is fiscally responsible and strives for operational excellence.



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Enter your name, enter your role



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Sharon Chambers, CAO