



Report

Subject: Tony Rose Memorial Sports Centre – Mechanical Failure (Pool)

Department: Community Services

Division: CMS

Report #: CMS-2024-011

Meeting Date: 2024-07-08

Recommendations

That report CMS-2024-011, Tony Rose Memorial Sports Centre – Mechanical Failure (Pool), be received; and

That Council select Option 2: Closure of Tony Rose Memorial Sports Centre Pool, Staff Conduct a Facility Needs Assessment Study and report back to Council.

Overview

The dehumidification unit for the pool at Tony Rose Memorial Sports Centre has stopped working. Despite numerous attempts to fix the unit over the past year, it is unrepairable. With the onset of increased warm air and high humidity, mold has started to grow on the acoustic panels and is noticeable on equipment, such as life jackets.

Moving forward staff propose two options. Option 1 is to allocate approximately \$1,100,000 to replace the dehumidification unit. Option 2 is to close the pool indefinitely while staff conduct the Facility Needs Assessment and report back to Council with recommendations. Staff recommend Council approve Option 2.

Background

In February 2024, Garland Canada was hired to conduct a roof assessment between Rink A and Rink B at Tony Rose Memorial Sports Centre ('Tony Rose'). Staff joined the contractors on the roof and noticed the Dectron, which is the dehumidification unit for the pool, was not working. Alongside the contractors, staff inspected the situation and

attempted to repair the unit by adding three-hundred pounds of refrigerant at the cost of \$16,000. As of mid-June, the refrigerant had depleted completely; the unit was malfunctioning.

The Dectron has failed multiple times in the last two years. In 2023 Tradium Mechanical Incorporated replaced a leaking pipe, temperature sensors, clamps and a blower motor. In the Spring of 2024 they replaced the belts, checked the motors and made adjustments to pullies. There were no further recommendations made at this time. Although, it was evident that when one mechanical function was fixed, another function would be compromised and ultimately, the unit kept breaking down. The Dectron was originally installed in 2008 and has now reached the end of its useful life.

Tony Rose Memorial Sports Centre was first opened in May of 1973, it is now fifty-one years old. Over the past fifteen years there has been numerous mechanical failures affecting the operation and service delivery of programs at Tony Rose Pool. The 2014 Indoor Facility Assessment Study, Monteith Brown Planning Consultants recommended that 'the Town should consider repurposing the Tony Rose Aquatic Centre due to the number of repairs required'. In addition, the 2020 Recreation & Parks Master Plan also recommended to "remove the 6-lane pool from Tony Rose Memorial Sports Centre".

The recent structural assessment by Tacoma Engineers confirmed additional issues that will eventually cause problems such as the filtration system is undersized and that the drainage and skimmer system require major improvements.

Analysis/Current Situation

Tony Rose Pool has multiple failing components that is heavily impacting the quality of the pool air and water. Without the mechanical unit operating properly, the humidity levels will promote mold growth and make for a very uncomfortable atmosphere for staff and users.

Changes/Accommodations to Aquatic Programs

As of June 24, aquatic programs were moved to Alder and the Tony Rose pool was closed. Swimming lessons were not planned for Tony Rose pool for summer 2024, therefore, no impact to participants. Staff are aware that drop-in program participants may be impacted because the option to walk to the pool is no longer available.

Please note, the industry standard recommends one tank (pool) for every 35,000 people. Alder Pool is considered two tanks and can meet the current needs of Orangeville residents, and surrounding areas. The 2020 Recreation & Parks Master Plan also recommended to 'increase the lane pool at Alder from six to eight lanes which will provide sufficient capacity to transfer Town programming that currently occurs at the Tony Rose pool".

Options

Staff determine there are two options to move forward:

Option 1: Procure a mechanical contractor to purchase and install a new dehumidification unit. This option requires the approval of approximately \$1,100,000 to

purchase the unit, and an estimated eight months to produce and install the unit. The recommended funding source would be General Capital Reserve Funds.

Option 2: Tony Rose pool remains closed and a full menu-of programs carry-on at Alder Pool, while Staff continue to work on the Facility Assessment Study: identifying the future needs of Alder Recreation Centre, Tony Rose Memorial Sports Centre, and the Orangeville Public Library over next ten to twenty years.

Staff will make every effort to report back to Council in Q4 2024 and conduct community consultation on the findings and recommendations by Q2 of 2025. At which point final recommendation will ideally be presented to Council for approval Q3 of 2025 for consideration of the 2026 budget. This schedule is very preliminary.

Corporate Implications

If Council approves Option 1, Staff will secure a mechanical contractor to order, supply and install a new dehumidification unit for Tony Rose Pool. Note, replacement of the unit will incur increased costs because the current unit is located in the middle of the building. The intent would be to create accessible access points to the unit which will incur additional costs. The estimated cost to replace the unit, including new access points is \$1,100,000, and would be funded from the General Capital Reserve Fund. Staff are working on a Reserve Fund Framework which will better define the purpose of obligatory and discretionary reserve funds, outlining the sources, eligible uses, management and target balances for Reserves and Reserve Funds.

Staff recommend that Council approve Option 2. In this case Staff would conduct the Facility Needs Assessment Study internally and report back to Council with recommendations based on the outcomes of the Study.

It is anticipated that approved capital projects 11802.0000 for \$120,000 and 21209.1200 for \$60,000 will be reallocated towards the outcomes of the internal study. Staff will report back to Council with any recommendations of funding reallocations or project scope changes, and any additional funding required.

Conclusion

The dehumidification unit at Tony Rose, which is a major part of the pool mechanics, has reached the end of its useful life. Due to the failure of the unit, all aquatic programming has moved to Alder Recreation Centre and Tony Rose Pool has been placed out of service until a final decision on next steps is determined. If Option 2 is approved, next steps will be to determine if Tony Rose Pool should be

decommissioned, and the space converted. Staff would then report back to Council with recommendations from an internal facility needs review.

Strategic Alignment

Strategic Plan

Strategic Goal: Community Vitality

Objective: Support citizen and staff health, security, and well-being.

Notice Provisions

Not Applicable

Respectfully prepared and submitted by,

Heather Savage
General Manager, Community Services

Reviewed by:

Charles Cosgrove
Manager, Facilities & Parks
Community Services Department

Sharon Doherty-Gaudin
Manager, Recreation & Events
Community Services Department

Attachment(s): None