



Subject: Alder Pool – Completion Status

Department: Community Services

Division: Facilities/Parks

Report #: CMS-2024-014

Meeting Date: 2024-09-09

Recommendations

That report CMS-2024-014 Alder Pool Completion Status, be received; and

That \$960,291 from the General Capital Reserve Fund, be transferred to fund the remainder of the ‘Alder Pool Liner Replacement’ project.

Overview

In June of 2023 Staff brought forward a report to Council outlining the financial status of the ‘Alder Pool Liner Replacement’ capital project. At that time, Council approved an additional \$3,328,000 to address necessary remediation work of the soil, structural damages and concrete work.

The project was completed in April of 2024 and opened to the public a month later. Reconciliation of the final costs and hold back payments indicates there is a shortfall of \$960,291. The shortfall is mainly due to updating estimates to reflect actuals, additional remediation and landscape work, project management and legal fees.

Background

In April of 2021 the Town hired Austin Carrol Pool Construction Ltd. to replace the lap pool’s liner which was to be completed by December 2021. Multiple issues and deficiencies were discovered which caused the Alder Pool renovation to take much longer than expected.

Over time the scope of the project changed significantly. In some cases, enhancements were made, such as the addition of two lanes and various spray features. However, multiple change orders were required to address major deficiencies such as water damage, continued remediation of the soil, concrete and plumbing repairs, all which were unexpectedly revealed as the construction project went on.

Analysis/Current Situation

Now that the pool project is complete, the actual costs have been reconciled which determined a shortfall of \$960,291. This shortfall is attributed to the following:

- Enlisted the help of additional sub-contractors (plumping, geo technical, concrete)
- Legal Fees
- Project Management Fees
- Painted the entire aquatic facility and window washing
- Enhancements to the changerooms
- The last report to Council (June 2023) included figures that were based on estimates, not actuals, and the non-recoverable HST was not factored in.

There was incredible public pressure to open the facility. To keep the project moving staff hired a Project Manager to oversee the progress, provide professional advice as to how to manage the deficiencies in the best interest of the Town (not the contractor), and ensure high quality results.

Staff are currently pursuing an opportunity to recuperate some of the costs through legal and an insurance claim, which is ongoing.

The pool now is an energy efficient eight lane lap pool, a leisure pool with teaching steps and seating area, as well as spray features and a TSSA approved slide. Staff were overly cautious and ensured the structural integrity of the facility is sound and will optimally operate for many years to come.

Corporate Implications

As the project comes to a close, the hold back fees will be paid provided there is no liens against the General Contractor. Staff recommend using funds from the General Capital Reserve Fund to address the financial short fall of \$960,291.

Conclusion

There is a commitment from Staff and Council to continually invest in the well being of the community (Corporate Strategic Plan, 2023-2027). Despite multiple challenges with the 'Alder Pool Liner Replacement' project, the result is a high-quality facility that meets the needs of residents. Completion of this project will now allow Staff to focus their attention on asset management and other, future capital projects.

Strategic Alignment

Strategic Plan

Strategic Goal: Community Vitality

Objective: Well-Being – Support citizen and staff health, security, and wellbeing

Sustainable Neighbourhood Action Plan

Theme: Social Well-being

Strategy: Provide accessible social and community program options that support health, wellness, and learning

Notice Provisions

Not Applicable

Respectfully prepared by:

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Reviewed by:

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Reviewed by:

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Attachment(s):

None