**Report**

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|---|---|
| Subject: | Alder Recreation Centre Pool Liner Funding |
| Department: | Corporate Services |
| Division: | Facilities/Parks |
| Report #: | CMS-2021-015 |
| Meeting Date: | 2021-07-12 |

Recommendations

That report CMS-FP-2021-015, titled Alder Recreation Centre Pool Liner Funding dated July 12, 2021 be received;

And that Council approve additional capital funding to complete the expansion of the 6 lane 25 metre lap pool to 8 lanes and replacement of the leisure pool liner at the Alder Recreation Centre based on the selection of one of the following options;

Option 1: Proceed with the completion of a full stainless steel lap pool and a leisure pool with stainless steel sides with a PVC (vinyl) membrane floor and spray pad features for a total cost of $4,337,325. exclusive of taxes.

Option 2: Proceed with a revised project that includes the full replacement and expansion of the lap pool with stainless steel and the replacement of the leisure pool liner with a PVC membrane the inclusion of the spray pad features for a total cost of $3,508,875 exclusive of taxes.

Option 3: Proceed with a revised project that includes the full replacement and expansion of the lap pool with stainless steel and the replacement of the leisure pool liner with a PVC membrane system for a total cost of $3,360,700, exclusive of taxes.

Option 4: Proceed with the replacement of the lap pool liner with stainless steel on the walls with a PVC membrane floor and replacement of the leisure pool with a PVC membrane and deletion of the spray pad features at a cost of $3,110,700, exclusive of taxes.

| OPTION 1 | Price | Total |
|---|---|---|
| Lap pool stainless steel finish and all associated components | $2,841,050.00 | |
| Nature Filtration system and all components | $227,500.00 | |
| Leisure pool stainless steel sides and vinyl membrane floor | $1,120,600.00 | |
| Cash allowance for spray pad features | $148,175.00 | |
| | | $4,337,325.00 |
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| OPTION 2 | | |
| Lap pool stainless steel finish and all associated components | $2,841,050.00 | |
| Leisure Pool: PVC vinyl membrane 60 mils for the sides and floor and associated components | $292,150.00 | |
| Nature Filtration system and all components | $227,500.00 | |
| Cash allowance for spray pad features | $148,175.00 | |
| | | $3,508,875.00 |
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| OPTION 3 | | |
| Lap pool stainless steel finish and all associated components | $2,841,050.00 | |
| Leisure Pool: PVC vinyl membrane 60 mils for the sides and floor and associated components | $292,150.00 | |
| Nature Filtration system and all components | $227,500.00 | |
| | | $3,360,700.00 |
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| OPTION 4 | | |
| Lap pool stainless steel on walls, PVC membrane floor and associated components | $2,591,050.00 | |
| Leisure Pool: PVC vinyl membrane 60 mils for the sides and floor and associated components | $292,150.00 | |
| Nature Filtration system and all components | $227,500.00 | |
| | | $3,110,700.00 |

Background and Analysis

At its Public meeting of September 14, 2020 Council approval was given to proceed with the replacement of pool liners at the Alder Recreation Centre with a stainless steel system, including the replacement of the waterslide with a waterplay feature. Council approved a budget of $3 million for the project plus an additional $125,000 for the design and management of the project.

The funds were approved in the amount of $1.75 million from the General Capital Reserve, $500,000 from the Recreation Reserve in 2021 and 2022 and the balance of the remaining $750,000 was previously budgeted in the 2020 capital budget from taxation.

The department initiated a number of Procurement processes starting with an RFP process to select a consultant to prepare detailed designs, pre-qualification documents and tender documents as well as project management. This was completed in November 2020, and in March 2021 we issued a Request for Prequalification (RFPQ) of General Contractors with four being selected to move forward to submit bids. The tenders from the Prequalified General Contractors closed on June 28, 2021 with the following three bids received:

Austin Carroll Pools $4,337,325.00

SG Cunningham $4,742,618.00

Ball Construction $4,849,000.00

We had also provided options within the tender spec to enable the Town to adapt the project where feasible to align with the estimated budget if necessary. The following is the tendered price based on a complete stainless steel liner for the expanded 8 lane lap pool and a complete PVC membrane liner in the leisure pool as well as deletion of the spray features:

Austin Carroll Pools $3,360,700.00

S.G. Cunningham $3,514,618.00

Ball Construction $3,531,000.00

The following is the option based on the installation of a PVC membrane floor in the main lap pool along with stainless steel walls and providing a full PVC leisure pool and deletion of the spray features:

Austin Carroll Pools $3,110,700.00

S.G. Cunningham $3,264,618.00

Ball Construction $3,281,000.00

Noted Market impacts: Our consultants**,** Aquatic Design & Engineering have advised that over the past 12 months the cost of stainless steel raw cost have more than doubled from $2.10 to $4.30 per pound and material pricing increases are being experienced across all products which is being fueled by high demand and supply shortages.

Another factor (Option) that Council may want to consider is that the Department has submitted an application for funding to support the pool project as well as other related capital equipment upgrades under the Federal Government Green and Inclusive Community Building Program (GICB) and if successful, this funding would help eliminate or partially offset the overall cost increase of the project. The total project grant request is in the amount of $7,485,472.50 with the Federal share being $4,691,283.20. The project includes the stainless steel pool upgrades, HVAC-RTU-8 for the pool and the replacement of the existing refrigeration system with a Sustainable Refrigeration System wherein we can recover 100% of the waste heat generated from making ice and redirect that heat to warm the pool water along with other overall building efficiencies, showers, ice resurfacing water etc.

Proposed Scope of Work-Alder Pool:

Remove and replace existing pool liner:

- Remove and disposal of existing coated steel 6 lane 25 metre lap pool liner.
- Remove and dispose of required existing pool decking to allow for the new larger lap pool. (2 additional lanes)
- Supply and install a new 8 lane, 25 m Polished Stainless Steel Lap Pool.
- System to include advanced integral perimeter gutter recirculation system.
- Single line suction and single line return plumbing due to the advanced design of the perimeter gutter recirculation system.
- New circulation and filtration system rated for the larger water volume including high efficiency pool pump with VFD and high efficiency Microflo vacuum sand filtration.

Original Estimated Cost: $1,900,000 to $2,000,000

Remove and replace existing leisure pool coated steel liner and replace with polished stainless steel, install waterplay feature and optional therapy tank:

- Remove and disposal of existing coated steel pool liner.
- Supply and install curved Polished Steel leisure pool.
- System to include advanced integral perimeter gutter recirculation system.
- Single line suction and single line return plumbing due to the advanced design of the perimeter gutter recirculation system.
- Connection to circulation and filtration system rated for the larger water volume including high efficiency pool pump with VFD and high efficiency Microflo vacuum sand filtration.
- Install PVC membrane pool lining system on the pool tank floor with delineations and coloured shapes.
- Upgrade existing water play equipment
- Remove existing wet slide and install a waterplay structure.

Original Estimated Cost: $850,000 to $950,000

Advantages to Stainless Steel linings:

The following are the features and benefits of the stainless steel pool system which is the preferred material infrastructure option based on its longevity and positive budget implications:

- Made from 100% recycled stainless steel;
- Up to a 90% reduction of carbon footprint when compared with traditional pool systems;
- 95% less maintenance over the lifespan of the pool;
- Completely customizable;
- Longest structural lifespan in the industry;
- 50% faster installation time;
- Up to 75% energy and water savings when combined with Vacuum Sand Filters;
- Lifetime guarantee of filter media;
- Reduced chemical consumption;
- Integral gutter and return system with superior circulation;
- Up to 80% reduced underground piping requirements;
- Suitable for corridor, backfill, and elevated applications;
- Will not shrink over time or have cracked seams like other pool systems;
- No need for shutdowns for regular surface repair compared to Tile, Vinyl, Marbelite or Painted finishes

Hygiene:

They are more hygienic because they have a smoother, joint-free surface where bacteria and deposits do not attach easily. The smooth surface can also be cleaned easily. Because of their superior hygienic properties, stainless steels are widely used in sanitary applications such as clean rooms, hospitals, dairies and food processing plants as well as pharmaceutical and chemical plants.

Maintenance:

Due to the corrosion and weather resistance of stainless steel the maintenance is minimal. All that is required to maintain the original finish of the stainless steel is wiping or cleaning of the surfaces.

Longevity:

Stainless steel pools do not change their appearance over time. If properly maintained, they keep their original finish indefinitely. Stainless steel will remain leak free as long as

the water chemistry is properly maintained. Stainless steel does not need to be retiled or patched. Stainless steel is also extremely resistant to shock and other mechanical influences. It does not crack or erode easily.

Installation:

Stainless steel pools can be prefabricated at the source company and then fit on the building site or it can be built as a freestanding, self-supporting structure that does not necessarily require extensive preparation of the site. This is a big advantage in the case of retrofits (small therapy pool can be prefabricated off site). It is also possible to integrate stainless steel, stairs, jets, slides, showers, and other swimming pool equipment directly into the skin without creating discontinuities and sites for potential leaks. The walls can be curved or have any conceivable shape. A stainless steel pool can either be built by lining the walls and floors of a pre-built basin with stainless steel sheet or it can be built as a freestanding, self supporting structure that does not necessarily require extensive preparation of the site.

Design changes:

If a pool design has to be changed in the future, for example if the size of the pool has to be increased or decreased or if new installations have to be made, it is easy to cut and weld the stainless steel and blend any changes, so they become invisible. It is much more difficult to blend the old with the new with tile and almost impossible with vinyl or PVC liners.

## Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective:

Sustainable Neighbourhood Action Plan

Theme: Corporate and Fiscal

Strategy:

## Financial Impact

Depending on Council's approved option it is recommended that additional funds be provided by re-allocating the $2 million dollars budgeted for the design and installation

of the sustainable refrigeration system which is scheduled for completion in 2022. The re-allocation of these capital funds would provide the required funding to complete the entire pool project which is an infrastructure and revenue generating priority. The re-allocation also allows additional time to identify other government grant opportunities for the sustainable refrigeration system should the GICB funding application not be approved.

The following is the breakdown of funding based on the preferred Option 1:

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|---|---|
| Cost of Option 1: | $4,337,325.00 |
| Project Contingency - 5%: | $ 216,866.25 |
| Sub-total: | $4,554,191.25 |
| Non-Rebate-able HST (1.0176%): | $ 46,343.45 |
| TOTAL: | $4,600,534.70 |

Respectfully submitted by

Raymond Osmond
General Manager Community Services
Position, Department

Attachment(s): Not applicable]