



REPORT

Recreation Programs, Culture and Tourism

TO: Finance Committee
FROM: Carolyn Clementson, Aquatic Manager
DATE: May 2, 2022
REPORT: RC-07/22 **FILE NO.**

SUBJECT: Pool Assessment Update

BACKGROUND:

As an update to reports RC 40/21 and RC 03/22, the additional information requested by Council is included in this report.

Overall, the Uxbridge Pool is structurally sound. It was found that the building does require some repairs and updates to continue to be structurally sound until funding can be acquired for a new facility.

The replacement cost of a new filter system was presented to Council in report RC 03/22. Council requested that alternatives be found to replacing the whole system.

Council had requested a breakdown of financing for the building repairs.

DISCUSSION:

Pool Filter

Working with our current filter/pool maintenance company, it has been determined that replacing specialized parts for the filter system is possible. The replacement of the parts has been done at facilities in the City of Toronto. The shut down for the repairs should only be 1 week and could be done without prior planning. The cost of the part replacement would be estimated at \$18,000.

General Building Structure:

Areas for repair in 2022 as recommended in Report RC 40/21:

Area	Estimated Cost	Project
Provide lateral bracing to top of interior block wall in the second-floor mechanical room where roof access ladder is mounted	\$4,315	A
Secure all loose ceiling panels over front entryway	\$4,315	C
Ensure cracked/loose masonry blocks near the top of the exterior walls and piers are secure	\$12,940	A
Remove acoustic ceiling panels and reinstall with new fasteners suitable for the application. Cost includes water and sewers, project management.	\$74,000	B
Reroute downspouts and roof drains – Main Roof	\$5,175	C
Repair exterior masonry deterioration. Complete a review of the bent metal cladding at the top of the exterior walls Cost includes project management costs.	\$60,375	A
Replace exterior landing leading from exit door on east wall	\$4,000	C
Exterior Washroom Hot Water Tank	\$2,875	C
Inspect/Replace Duct Insulation for Squash Court	\$4,025	C
Wall Louvers, Grills and Exhaust Fans	\$2,300	C
Replace T8 fixtures with LED	\$8,050	C
Inverted Roof System – Main Roof Repairs	\$17,250	C
Computerized Chemical Delivery	\$14,000	Separate
**Filter Repair (Emergency Funding if required. If not required, then it will be deferred to 2023)	\$18,000	Separate
Total	\$231,620	

It is anticipated that the projects above will be funded as follows:

Funding Allocation	Total Estimated Amount
2022 Operating Budget	\$18,955.00
2022 Operational Levy	\$28,000.00
2022 Capital Levy	\$50,000.00
New Pool Levy Reserve	\$134,665.00
Total	\$231,620.00

Project	Total Estimated Cost
A	\$77,630.00
B	\$74,000.00
C	\$47,999.00
Computerized Chemical Delivery	\$14,000.00
**Filter Repair (if necessary)	\$18,000.00

Areas requiring repair in 2023 as recommended in RC 40/21:

Area	Estimated Cost
Repoint masonry cracks on the interior face of exterior walls	\$8,885
Investigate roof leak above second floor electrical room	
Repair and repoint cracked and loose masonry within interior walls of multi-purpose room.	\$5,330
Investigate the capacity of the lintel over the mechanical louver through the second-floor mechanical room wall into pool area.	\$5,330
Lean-To roofing, ventilation, trim and flashing repair	\$9,775
Address cracked double door sill on west sidewall	\$3,555
Replace all worn exterior caulking	\$13,325
Metal Roof	\$21,585
Inverted Roof System – Main Roof Repairs	\$17,770
Total	\$85,555

Funding Allocation	Total Estimated Amount
2023 Operating Budget	\$15,000
2023 Operational Levy	\$28,000
2023 Capital Levy	\$42,555.00
New Pool Levy Reserve	\$0
Total	\$85,555.00

Notes:

1. The above cost estimates include an additional 10% to 15% fee for design/engineer and project management costs. This may be decreased by organizing projects together as one project.
2. Where investigation is required, only consulting fees are shown. The cost of any repair from the investigation would be unknown at this time.
3. Annual maintenance and inspection to the main roof will continue to ensure the structural integrity of the roof.
4. Project A and B in 2022 will be managed by a third-party project manager. Staff are currently seeking quotes prior to awarding this work.

At the end of December 2021, the Township currently had \$229,708 set aside in reserves for a new pool. The 2022 proposed budget includes \$28,000 for operational levy and capital levy of \$50,000, which if approved would result in a reserve balance of \$307,208.

RECOMMENDATION

THAT Report **RC-07/22** be received for information;

AND THAT

1. Committee approves the tendering for all masonry work, project A, that is required in 2022. The cost estimate for this project is \$77,630.00. The tender for the project work cost will be brought back to Council for approval.
2. Committee approves the tendering for the acoustic tile work, project B, that is required in 2022. The cost estimate for this project is \$74,000.00. The tender for the project work cost will be brought back to Council for approval.
3. Committee approves repairs in project C required for 2022. The cost estimate for this group of projects is \$47,999.00. Project C items will be managed by Township staff. Staff seek permission for staff to proceed with all items listed under Project C.
4. The repairs to the pool filter will only occur in 2022 if they are required in an emergency situation and staff be directed to manage the emergency based upon information within the report. If it is not required in 2022, it shall be moved to the 2023 fiscal year for repair.
5. Committee approve that the computerized chemical feeder be installed in 2022.

Respectfully Submitted by:

Carolyn Clementson
Aquatic Manager