

# MUNICIPALITY OF SOUTH HURON

Pool Design and Construction Committee  
Report to Council

October 6, 2017



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## **INTRODUCTION AND PURPOSE**

This document is subsequent to the previous *Options Paper, A Path Forward* and *A Path Forward 2.0* documents. This document will focus on the actions approved by Council from the August 9, 2017 Committee of the Whole meeting.

As a result, the focus of this document will be on the re-design concept and feedback from the Public meeting(s). The findings outlined in this document are presented for Council's consideration, submitted by the Pool Design and Construction Committee with an effort to meet the framework as prescribed by Council.

## **CURRENT UTILIZATION**

Recreation Staff have undertaken an analysis of the utilization of the current amenity. The utilization analysis is attached as Appendix A to this document.

## **PROJECT SCOPE**

The framework as approved by Council was to examine the viability of moving forward with a draft concept design of the Exeter and District Outdoor Pool (Pool) that incorporated washrooms/changerooms being moved to the south side of the property and address accessibility and increased program capacity with a beach entry or accessible lift.

A Committee of the Whole meeting was held on August 9, 2017 that provided a draft preliminary concept design of the above framework. At the meeting, it was reinforced that this was a draft preliminary design and that it did not take into account the challenges of the existing site (grading).

During the meeting, there were key themes that emerged from the discussion that provided the framework for moving forward in the meeting:

- The importance of public consultation. It was identified that the public consultation would be a validation exercise of work conducted to date and the proposal;

- The importance of recreation projects as economic and community drivers;
- Potential for ongoing partnerships with public agencies and community groups;
- Alignment with the Strategic plan;
- Being cognizant of the ability to pay; balancing affordability and long term benefits;
- Maximizing energy efficiencies;
- Importance of age-friendly strategies and youth-friendly strategies.

As a result, the following recommendations were passed at the meeting and approved at the Council meeting of August 21, 2017 specific to the Pool project:

- That South Huron Council accept the recommendation from the Committee of the Whole and reaffirm the Exeter Pool/washrooms as key priority projects.
- That South Huron Council accept the recommendation from the Committee of the Whole to proceed with public engagement for the project as outlined in Council resolution #182-2017.
- That South Huron Council accept the recommendation from the Committee of the Whole to proceed with public engagement for the Community Hub/Recreation Centre and Exeter Swimming Pool/Washroom projects.
- That South Huron Council accept the Committee of the Whole recommendation for the Community Hub/Recreation Centre, that the Design Build Construction Process is adopted and that for the Pool/washroom project a construction management approach is adopted.

## **POOL DESIGN AND CONSTRUCTION COMMITTEE**

On August 21, 2017 Council approved the formation of the Exeter Pool Design and Construction Committee and Terms of Reference.

The purpose of the Committee is to assist in the development of the design and construction of the Exeter Pool project within the space program and

budgetary parameters of the Municipality of South Huron over the next nine months. In addition, the key objectives of the Committee are as follows:

- Act as a resource and advisory body on the Exeter Pool Project to Council.
- Make final recommendations to Council on design and construction scope.

The Committee has met within its mandate and reviewed options moving forward based on the following framework

- The pool and mechanical/filtration system – traditional vs. non traditional
- The site plan and construction of the pool house, washrooms/changerooms
- Accessibility
- Age friendly
- Preserve the number of swimming lanes if possible
- Sustaining existing programming

## **CONCEPT DESIGN**

Based on the framework adopted by Council, the re-design option was the initiating point for examining the most cost effective path moving forward on the project. It should be noted that the re-design option presented could range between \$1.5 million to a high of \$2.5 million, subject to site plan design. A retrofit and upgrade option would land at an estimated \$1.7 million. The figure of \$1.7 million has been the target upset limit for the project based on the framework established.

### **Pool and Mechanical**

For the pool component in the above options, the refurbishment of the existing pool shell and addition of a ramp was conceptualized based on a traditional pool construction.

Through investigation and discussion with industry professionals, a Myrtha Pool system has been identified as a viable option to move forward. In addition, during the recent AMO conference, representatives from NC Aquatics were on hand (exclusive dealer and representative for Myrtha Pools

in Canada) where introductions were made and a commitment to explore the technology further.

In discussions regarding the Myrtha system, a solution called RenovAction for the outdoor pool was reviewed. As outlined in the literature, many obsolete and older installations require a total renovation from the original design. With RenovAction the design can be broadened, or changed to meet today's design standards. Traditional pools, including reinforced concrete, gunite and shotcrete, over time develop structural problems that require significant maintenance and interventions, resulting in increased investment.

The benefits of this system and this solution over the traditional build are as follows:

- No demolition of existing structure which leads to savings respecting installation time and overall costs
- Speed of the renovation - The renovation of a concrete pool requires an extended period of time for preparation, curing of adhesives, and drying time for plaster and waterproofing materials
- Refurbishment and routine operational maintenance is reduced
- The company promotes that the product has a virtually unlimited lifespan due to the structural integrity of the materials and technological features of the modular system
- The system does not require a significant maintenance schedule. The structure will not suffer cracks, or be susceptible to leaks and is not affected by the aggressive action of chlorinated pool water
- Ensures that there is no impact on swimming lanes

In addition to the above, a comparison of the best technologies has been attached to this document as Appendix B.

The Committee compared the benefits of the Myrtha system to a traditional system. Based on consensus and on-site examination of the Myrtha Pool system (City of Guelph and City of Vaughan), it was determined to explore the Myrtha system further as a more cost effective solution and move forward with a concept design within the framework mandated by Council.

Based on the above, a design was developed by Myrtha Pools and is attached as Appendix C.

A quotation for the Pool and Mechanical system was submitted by NC Aquatics for \$1.2 million exclusive of HST. The Pool element of the project is approximately \$850,000 and the mechanical plant is approximately \$350,000. The full quotation is attached as Appendix D. It should be noted that NC Aquatics holds exclusivity to the Myrtha system in Canada and should Council choose to move forward, the purchase of this system would fall under Section 18 of Procurement Bylaw.

### **Construction including Pool House/Washrooms and Changerooms**

Within the scope outlined by Council an examination of the viability of moving the Pool House and Washrooms was examined in order to partner with the Optimists Club and integrate with the Splash Pad.

The grading differential between the Pool and the Splash Pad is approximately 3m (9.84 ft.). Although from an engineering perspective, it is possible to construct a building on the south side of the building, the added engineering, site work and construction costs would add a premium to the project that would not be defensible and could in fact create a challenge for caregivers who have children at both amenities simultaneously. In discussion regarding the building it was determined that the anticipated benefits of moving the building to the south would not be realized.

It is proposed that coordination with the Optimists Club be continued and that a revised scope of work be established as follows:

- Demolish the existing Building
- Remove the existing Pool Deck
- Remove Fencing
- Cut concrete Pool walls in coordination with Myrtha requirements
- Prepare the site for new building and Myrtha pool requirements
- Design/Build new accessible pool building and changerooms/washrooms including a universal washroom to an estimated 2100 sq. ft.
- Design Build a universal washroom to facilitate the Splash Pad
- Pour a new concrete pool deck
- Install new fencing

The re-design will ensure that accessibility and age-friendly elements will be incorporated.

In order to keep within proposed budgetary constraints, this portion of the project will have an upset limit of \$500,000. Should Council proceed with the overall project as presented, the approach would be to issue a Request for Proposal (RFP) in accordance with our Procurement Bylaw and due to timing and the potential of an economical advantage be issued by invitation. The Request for Proposal (RFP) will be evaluated based on the following criteria:

<b>Evaluation Criteria</b>	<b>Weighting</b>
Demonstrated performance of the firm for contracts of this size and nature for municipalities of similar size including but not limited to Firm Profile, References	10
Relevant experience and qualifications of key personnel identified to perform the work. Project Experience.	10
Approach and methodology to meet the Municipality's requirements including but not limited to Understanding, Details, Action Plan and Design	30
Cost	50
<b>Total</b>	<b>100</b>

The Pool Design and Construction Committee will evaluate the RFP and make a recommendation to Council for approval. Should Council authorize the project to proceed, the RFP will be issued the week of November 6, 2017 and a report will be presented to Council on December 4, 2017.

### **COMMUNITY ENGAGEMENT RESULTS**

For the proposed Recreational projects, a total of four engagement sessions were conducted including one session specific to the Pool project. The following Table outlines the schedule and registered attendance:

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Date	Location	Topic	Registered Attendance
September 13, 2017	Exeter	Outdoor Pool	29
October 4, 2017	Exeter	Community Hub/Recreation Centre	53
October 23, 2017	Kirkton	Both Projects	0
October 25, 2017	Grand Bend	Both Projects	38

The discussion of the Outdoor Pool at the September 13, 2017 resulted in the following themes:

- Concern of spending money on a pool that is only open two months of the year;
- The need;
- Concern on the impact of taxation; affordability;
- Concern that moving forward with an outdoor pool will prevent an indoor pool from being considered;
- Concerns about programming

The themes at the other meetings were consistent to the above comments related to the outdoor pool. The meeting notes from the September 13, 2017 engagement session are included in this document as Appendix E.

It should be noted that Council received a delegation from a resident of the Community at the October 2, 2017 Council meeting regarding the inclusion of an indoor pool within the proposed Community Hub Recreation Centre and presented a petition reflective of that position. Within the comments of the position presented, concerns about investing into the existing outdoor pool were consistent with the above observations.

## **FINANCIAL ASSESSMENT AND IMPLICATIONS**

Based on the information examined and the framework the Committee is working within, the upset limit for the project can be established at \$1.7 million.

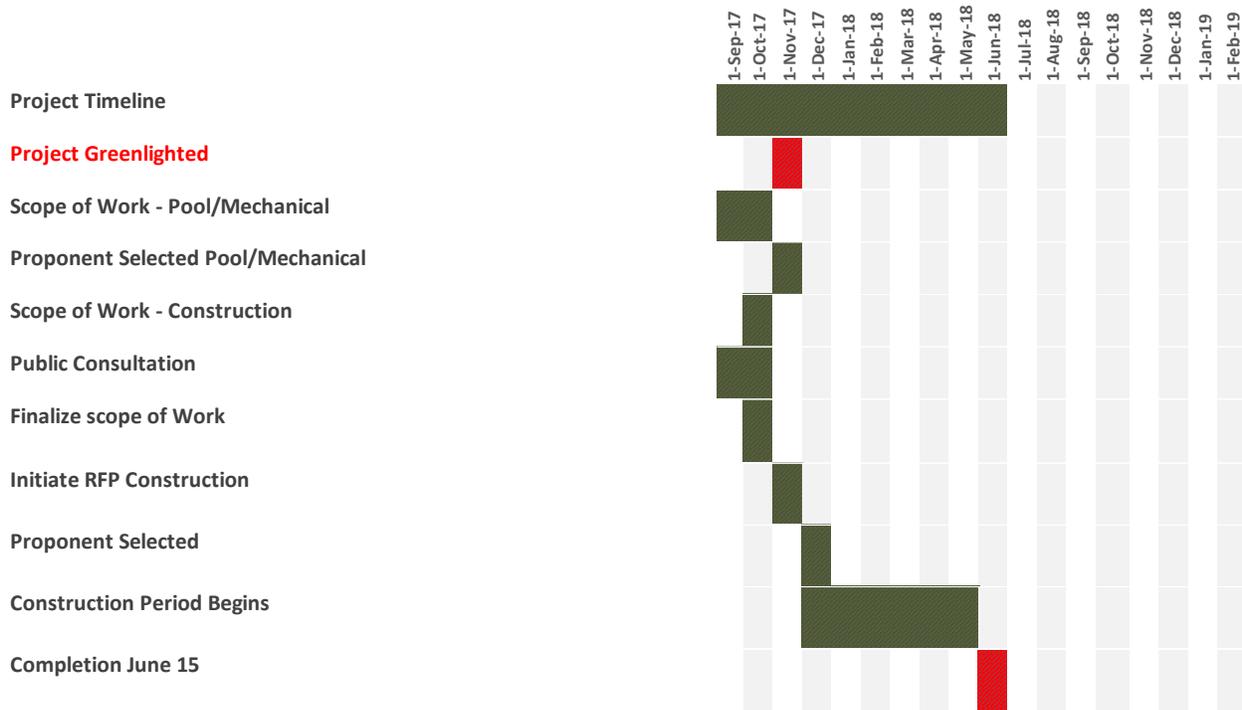
Should Council choose to move forward on the project, a determination on the financing of the project will be required to be conducted by Council to finalize the funding method and levy implications for 2018. This process should be conducted at the upcoming Council budget meeting.

It should be noted that it is not within the mandate of the Committee to determine how the project will be funded. This responsibility lies solely with Council.

## **IMPLEMENTATION SCHEDULE**

Should Council wish to proceed with the project and ensure that the Facility will be operational for the 2018 season, the following Implementation Schedule is recommended:

# Outdoor Pool Project



## NEXT STEPS

Should Council choose to move forward on this project the following recommendations are for your consideration:

**That** Council receives the report of the Pool Design and Construction Committee; and

**That** Council approves the Exeter and District Outdoor Swimming Pool project to proceed; and

**That** Council approves NC Aquatics to implement the Myrtha Pool RenovAction solution for the Pool and Mechanical system to an upset limit of \$1,200,000 exclusive of HST in accordance with the sole source provisions set out in the Municipality of South Huron Procurement Policy; and

**That** Council approves the Request for Proposal (RFP) process for engineering, site plan, design and construction of the Pool House

Washrooms/Changerooms as presented to an upset limit of \$500,000 exclusive of HST; and

**That** a determination of how the project will be funded be finalized at an upcoming 2018 Budget meeting.

## **TABLE OF APPENDICES**

Appendix A - Exeter and District Pool Utilization

Appendix B - Comparison of Technology

Appendix C - Myrtha Pool Design for Exeter Site

Appendix D - NC Aquatics Proposal

Appendix E - September 13, 2017 Meeting Notes