**STAFF REPORT # PRC2019-13**

Standing Committee n/a

Council 9/16/2019

Amendments: n/a

Submitted to: Council

Submitted by: Dean Colver, Director of Parks, Recreation, & Culture

Subject: CAC Changing Room Issues

PURPOSE

The purpose of this report is to provide Council with information regarding the challenges to the retiling project at the Centennial Aquatics Centre (CAC) and request additional budget to deal with these challenges.

RECOMMENDATION

THAT Council approves the additional expenditure of \$32,500 to add drains to the floor of the Centennial Aquatics centre change rooms

AMENDMENTS

During an update to the Corporate and Community Services Standing Committee, it was requested that a total value of all unplanned expenditures at the CAC be shared along with this report:

2016 Warm Water Pool Tiles (mould found behind rubber liner)	= \$82,986
2017 Lobby Floor epoxy finish to replace rubber tile (tiles were peeling)	= \$9,328
2017 Main Pool perimeter deck tiles (to meet Building Code)	= \$62,115
2018 Warm Water Pool perimeter deck tile (to meet Building Code)	= \$50,771
2019 Change Room partitions	= 10,348
2019 Change Room tile replacement (per this report)	= \$144,970

Total = \$360,518

1. BACKGROUND

Each year between the Summer and Fall swim sessions, the Town closes the pool for regular maintenance and upgrades where necessary. The pool is an exceptionally popular community offering and the volume of patrons and user groups does not allow for intermittent closures to perform routine maintenance. The length of the closure is related to the work that needs to be done and the estimated time to accomplish all shutdown tasks. Typical tasks include: painting throughout the facility, filtration system repairs and maintenance, a deep clean of semi-porous

Agenda Item #11.1.

surfaces, HVAC maintenance and repairs, stripping and repainting the pool surfaces, draining and acid washing the warm water pool, among others.

In 2019, the additional tasks to be performed included:

- Remove the existing floor tiles and wall tiles from the floor and shower areas
- Slope grade of floor to drains
- Waterproof floors, walls and ceilings before tiling
- Install floor, wall, cap and cove tiles throughout the change rooms
- Grout tile surfaces with latex grout

This project was originally implemented to deal with floor conditions that do not allow for water to run to the drains, therefore allowing water to pool in low areas. It was noted that there may be a few hollow spots beneath some of the tiles where water could accumulate, increasing the potential for mould growth.

Council approved a capital budget of \$144,970 from the Lifecycle Building Reserve Fund to perform these works.

2. INPUT FROM OTHER SOURCES

3. APPLICABLE POLICY OR LEGISLATION

4. ANALYSIS

During the course of tile removal for the project it became apparent that the tiles had not been laid properly in the first place causing space between the tiles and the concrete floor where water could pool. The slope of the grade of the floor to the drain was inconsistent and inadequate to properly drain the floor. Also, improper wall board was used in the shower areas.

While the correction to many of these issues is already included in the original project, it was also determined that the existing drains are inadequate to remove water from the floor once it is repaired and replaced. Areas affected include the washrooms, the vanity areas, the individual showers, the entranceways, and the hallways that lead to the changing rooms.

The additional cost to add new drains is \$32,500

Once the required budget variance was discovered, work stopped in order to seek approval from Council to support the adjusted budget. If Council approves this request, it is estimated that the initial 3-week shutdown will be extended by up to 3-weeks. This delay to opening will have impacts on user groups and individual users which will result in an impact on annual revenues.

Registration for the Fall/Winter swim intake that was originally planned for September 17, will be delayed to September 24. Such groups as the Clipper Swim Team, High Schools and Elementary Schools, and Special Olympics, will need to delay or make adjustments to their normal seasonal routines to accommodate the additional closure.

5. EFFECT ON TOWN FINANCES

The estimate for additional drains to be installed is \$32,500 to be covered by the Capital Contingency Reserve.

Staff have reached out to the original contractors for support of this resolution. If support is offered, the impact to the Contingency Reserve will be less.

6. APPENDICES & OTHER RESOURCES

Appendix A	Images
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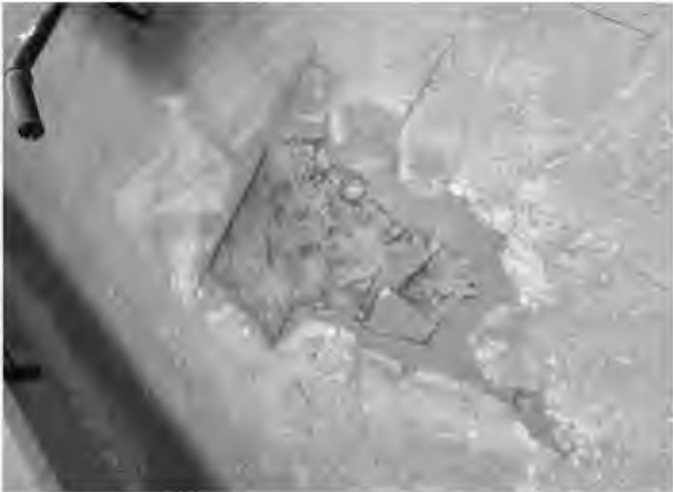
SIGNATURES

Prepared by:

Dean Collver, Director of Parks, Recreation,
and Culture
Town of Collingwood

Agenda Item #11.1.

Appendix A – Images of CAC Mens' Change Room –



**BY-LAW No. 2019-061
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO APPOINT MEMBERS TO THE
COLLINGWOOD HERITAGE COMMITTEE

WHEREAS Council has enacted and passed By-law No. 2015-003, being a by-law to re-establish a Collingwood Heritage Committee for the Town of Collingwood;

AND WHEREAS Council deems it necessary to appoint members to the Collingwood Heritage Committee to fill vacancies in the committee membership;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD HEREBY ENACTS AS FOLLOWS:

- 1. **THAT** Council hereby appoint the following as member(s) of the Collingwood Heritage Committee for the Corporation of the Town of Collingwood, for a term as identified below:
 - 1) Kelly Nesbitt (3 year term expiring March 31, 2022)
- 2. **THAT** this By-law shall come into full force and effect on the date of final passage hereof at which time all By-laws and/or resolutions that are inconsistent with the provisions of this By-law and the same are hereby repealed or rescinded insofar as it is necessary to give effect to the provisions of this By-law.

ENACTED AND PASSED this 16th day of September, 2019.

MAYOR

CLERK

**BY-LAW No. 2019-062
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD

WHEREAS the *Municipal Act 2001*, S.O. 2001, c 25, Section 5(1), provides that the powers of a municipality shall be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, S.O. 2001, c 25, Section 5(3), provides a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the actions of all meetings of Council of The Corporation of the Town of Collingwood be confirmed and adopted by by-law;

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. **THAT** the actions of the Council of The Corporation of the Town of Collingwood in respect of:
 - a) each recommendation in the reports of the Committees;
 - b) each motion, resolution or other action passed, taken or adopted at the meetings listed below are hereby adopted, ratified, and confirmed as if same were expressly included in this by-law, provided that such adoption and confirmation shall not be deemed to include the final passing of a by-law the requires the prior approval of a Minister, a Ministry, to the Ontario Municipal Board or any other governmental body:
 - *Regular Meeting of Council held September 16, 2019*

2. **THAT** the Mayor and the proper officials of The Corporation of the Town of Collingwood are hereby authorized and directed to do all things necessary to give effect to the action of the Council referred to in Section 1.

3. **THAT** the Mayor, or in the absence of the Mayor, the Deputy Mayor, and the Clerk, or in the absence of the Clerk, the Chief Administrative Officer;
 - a) are authorized and directed to execute all documents to the action taken by Council as described in Section 1;
 - b) are authorized and directed to affix the seal of The Corporation of the Town of Collingwood to all such documents referred to in Section 1.

4. **THAT** this by-law shall come into effect upon the passing thereof.

ENACTED AND PASSED this 16th day of September, 2019.

MAYOR

CLERK