



STAFF REPORT

Date: 30 Aug 2018 **File**
To: **Chair Russell and Board of Directors**
From: James Chandler, General Manager of Operations
Re: Grand Forks Aquatic Centre – 2019 Pool Deck Rehabilitation Project and Requisition Increase.

Issue Introduction

To seek support from the Board of Directors in continuation of the Grand Forks Aquatic Centre Pool Deck Rehabilitation Project and the subsequent 25% requisition increase to the Grand Forks Aquatic Centre Local Service 040/Bylaw No 685,1991.

History/Background Factors

The project was originally established in 2014, with plans created for a rubber floor deck and partial repairs. This proposal was not approved by the Health Inspector. The scope of work was subsequently revised with an additional budget established of \$150,000.

The project was tendered in May 2017, with no bids received for the work. The scope of work had been revised to meet the requirements of BC Interior Health. The scope included the complete removal of the existing epoxy floor and reconstruction with tile, certified as non-porous. The project designer, Fairbank Architects followed up with BPR Construction and Westside Tile and leading from informal discussions, the removal of epoxy between gutter and the pool tank caused a substantial increase in construction cost over and above the available budget.

BPR's cost estimate for the complete work was approximately \$540,000. With anticipated costs of tiling the pool deck over the allowable funding, the project was put on hold until additional funding could be established.

As the project is determined critical in the maintenance and repair of the pool deck to meet current standards, staff have considered re-planning the project for

completion in 2019 as we will have the opportunity to raise the requisition for the service by 25%, providing the necessary funding to complete the work.

The service requisition was last increased in March 2013. The Regional District is permitted to increase the requisition following a 5 year period.

Implications

Through review with the Health Authority, BC Interior Health it is determined that this project must be completed to ensure we maintain appropriate hygiene standards in the maintenance and operation of the aquatic centre.

Should the Regional District not continue forwards in the funding, planning and construction of the work as indicated in this report, the risks will increase that BC Interior Health may take action against the Regional District. Since 2017 the health inspectors have accepted that we will have to postpone the work to seek additional funding.

Advancement of Strategic Planning Goals

Ensuring the timely deliver of this project follows the pillar of 'Cost effective and Efficient Services', as we seek to be responsible and proactive in funding services and meeting the needs of our community.

Background Information Provided

The original plans for the project had pursued the use of a 'Roll On' application flooring. Subsequent correspondence between the RDKB and the Health Authority – BC Interior Health (IH) indicated that there is a concern with the use of 'Roll On' application flooring, relating to the porosity and interstitial spacing. The surface must be non-porous to prevent entrapment of pathogens, grit and dirt. A roll on surface cannot be properly cleaned or disinfected to protect the bather's feet and is deemed unsuitable for a pool environment.

The Public Health Inspector has recommended that we use a tile that has the specifications that meet with the provincial guidelines. Fairbank Architects provided the design, working drawings, specifications and tendering assistance in 2017.

Project Plan

With approval from the Board of Directors, staff will continue to plan forward with the project and prepare a detailed budget for the project and for the service requisition increase in 2019. Following approval, staff plan to present more detail for the amendment of the bylaw and the 2019 budget to the Board of Directors in September.

The size and nature of this project is significant and planning for successful delivery of the project in the summer of 2019 leads to early tendering and preparation of contracts in late 2018. Market research indicates that this work is specialist in nature and availability of qualified contractors will be a significant hurdle. Contractors are regularly becoming 'booked up' by early in spring each year as many clients compete for the same working windows in July and August. Taking a proactive approach we seek to tender early and establish our contracts in advance of the seasonal rush. Staff are suggesting the following milestone schedule for this project.

Schedule

Activity	Date	Driver
<i>Bylaw reading 1,2,3 and detailed budget</i>	<i>Sept 2018</i>	<i>Preparing for early financial approval</i>
<i>Preparation of Contract Documents</i>	<i>Oct 2018</i>	<i>Concurrent planning for tender with financial approvals</i>
<i>Final reading and budget approval</i>	<i>Nov 2018</i>	<i>Surety required of funds prior to tendering</i>
<i>TENDER</i>	<i>Nov/Dec 2018</i>	<i>Seek security of contract</i>
<i>Award of Contract</i>	<i>Dec 2018</i>	<i>Work is placed and planned for summer 2019</i>
<i>Implement and construct work</i>	<i>July/Aug 2019 (An 8 week schedule is anticipated at this time)</i>	

Service Requisition Increase - Budget

Based on estimates received in 2017 and considering costs escalation, staff anticipate the budget for the project to be \$600,000.

Considering the funding of the project over 5 years staff have initially assessed that the service requisition budget would have to be increased by the maximum of 25%. Further detail and information would be provided in September for consideration by the Board of Directors. It is important to note that this service has not had an increase in the past 5 years and a percentage of the increase considered will also cover the incremental increases in annual operation and maintenance costs.

Alternatives

There are no viable alternatives available for consideration at this time as we seek action to ensure our facilities remain serviceable and meet legislated standards.

Recommendation(s)

That the Regional District of Kootenay Boundary Board of Directors approve staff to continue in the planning and development of the project as recommended in the

staff report, dated August 30th 2018, regarding the Grand Forks Aquatic Centre – 2019 Pool Deck Rehabilitation Project and Requisition Increase. **FURTHER,** That staff prepare further details and budgets for the amendment and increase of up to 25% for the Grand Forks Aquatic Centre Local Service 040 Bylaw, to be presented at the next Board meeting in September 2018.