

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 24, 2017 - REGULAR AFTERNOON MEETING
FROM: ENGINEERING DIVISION
SUBJECT: W.C. BLAIR RECREATION CENTRE
POOL TANK REMEDIATION PROJECT

REPORT: 17-41
FILE: 0810-20

RECOMMENDATION:

That Council approve the transfer of funds from existing facility capital accounts to undertake pool tank remediation works at W.C. Blair Recreation Centre.

EXECUTIVE SUMMARY:

As part of the 2017 budget, Council approved funding for pool deck and change room upgrades at W.C. Blair Recreation Centre. A three-month facility shutdown is required to complete this work and is scheduled to start September 10, 2017. The qualified professional that is designing the pool deck upgrades has identified that the pool tank tile and setting materials, originally installed in 1986, will need replacement in the next two to three years.

Due to the required curing time required for the concrete and tile materials, a three-month shutdown is needed for the pool tank upgrade. Completing this additional work as part of the 2017 facility planned shutdown would only extend the closure by six weeks, allowing the facility to re-open in mid-January 2018, and remove the need for a longer shutdown, between 3 and 4 months, in subsequent years. It is also more cost effective to complete the pool tank tile replacement as part of the pool deck upgrade project.

The estimated cost of the pool tank upgrade is approximately \$550,000. Existing funding is available and subject to Council's approval is proposed to be transferred from the W.C. Blair Recreation Centre exterior wall remediation project approved by Council as part of the 2017 budget process. A request for funding of this project will be re-submitted in the 2018 budget for Council's consideration. Staff will monitor and complete minor repairs as needed on the exterior wall to ensure the safe operation of the building.

PURPOSE:

To obtain Council approval to reallocate funds from the exterior wall remediation project to enable pool tank tile replacement at W.C. Blair Recreation Centre as part of the 2017 facility renovations.

BACKGROUND/HISTORY:

The W.C. Blair Recreation Centre was originally constructed in 1986. As part of the 2017 budget process, Council approved funding to upgrade the facility, including the pool deck, change rooms, front desk, and the exterior wall insulation finishing system.

The pool tank is original to the building and has since gone through minor repairs. In 2005, the entire bottom surface of pool tank was re-grouted and in 2010, a large section of the shallow end was re-grouted due to water ingress and tiles lifting. In addition, sectional tiling replacements are being completed each year.

During the initial design discussions for the pool deck and change room upgrades, the consultant recommended the full replacement of the pool tank tile and setting materials. This was due to the condition of the pool tank tile, history of repairs required, and impact on patrons with the additional extended facility shutdown in the near future.

DISCUSSION/ANALYSIS:

The facility is undergoing an extended shutdown in 2017 to allow for the completion of the planned major renovations. A three-month facility shutdown, starting September 10, 2017, is planned to complete the work. During this time, the facility will remain closed to all patrons.

If the pool tank tile replacement is completed as part of the 2017 facility upgrades, the existing planned shutdown would only be extended by six weeks, with the facility opening scheduled for mid-January 2018. The cost of the pool tank remediation and potential upgrades to the pool tank drainage is estimated at \$550,000.

Existing funding is proposed to be transferred from the W.C. Blair Recreation Centre exterior wall remediation project approved by Council as part of the 2017 budget process. The exterior wall remediation project will be re-submitted to Council for review and approval as part of the 2018 budget process. Ongoing monitoring and minor repairs will be completed in 2017 to ensure safe operation of the building.

Community Implications:

To remediate the pool tank as part of the existing renovations, the planned facility shutdown will need to be extended by an additional six weeks, with facility opening in mid-January 2018.

To replace the pool tank tiles as a separate project in a future year, a minimum 12-week shutdown period would be required, during which time there would be no public access to the pool area.

Financial Implications:

Finance confirms budget authority for this reallocation is included in the approved 2017 capital budget.

Respectfully submitted,

Farzad Ardestani
 PROJECT ENGINEER
 for
 ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	Name
FINANCE DIVISION	K. Sinclair
RECREATION, CULTURE, AND PARKS DIVISION	P. Tulumello