

CITY OF FORT SASKATCHEWAN

Pool Basin Structural Report Summary

The purpose of this report is to provide a summary of the Pool Basin Structural Report.

During the 2018 budget process, it was identified that when a previous lifecycle review of Harbour Pool was completed, there was no lifecycle plan or assessment completed for the pool basin. This assessment and lifecycle plan project was subsequently approved, in order to provide information specifically on the pool basin.

While the Pool Basin Structural Report does speak to required repairs, the intent of the report is to find out what is required to maintain the pool basin. The suggested budget required for the repairs may seem alarming, however, there are several items that are already included in existing facility lifecycle plans and budgets. It needs to be taken into consideration that many facilities throughout the province that are older than Harbour Pool have completed maintenance to their pool basins in order to alleviate deterioration concerns and maintain the life span of the pool.

Read Jones Christoffersen Ltd. (RJC) was hired to perform the assessment and provide a report to the City of Fort Saskatchewan.

Provided is a summary of the of the report findings:

1. The following areas were inspected and assessed where necessary –
 - (a) review of original structural and architectural drawings,
 - (b) detailed visual review to examine the present condition of the structures (included under water windows, skimmer and inlets, as they related to the structure),
 - (c) chain drag of pool surfaces, and
 - (d) hammer sound testing to detect any unsound areas (concrete and tile).
2. Visual observations of the following areas were completed. Details can be found in Sections 4 and 5 of the report:
 - (a) Tile and grout finishes
 - (b) Main Pool
 - (c) Warm Pool and Whirl Pool
 - (d) Pool Deck
3. Additional testing - The estimated cost for additional testing is \$10,000. There will be tile and concrete repairs that will also be required but there is currently \$65,000 remaining for this project to cover the cost of these additional repairs.
4. Near term concrete and water proofing repairs – some of the repairs suggested in the report are already taking place as part of regular lifecycle maintenance and will be funded by the Lifecycle Reserve. The remaining repairs would require a funding source, most likely through a one-time request to complete the initial repair with an on-going transfer to reserve to be able to maintain the repairs. This total funding required for the repairs would be \$180,000 and an on-going lifecycle reserve contribution amount would also need to be determined.

5. Pool deck and basin tile removal and replacement - this project would require a significant capital or one time operational request. There also would be a significant shutdown to complete this project. The Pool Deck and Basin Tile project is not currently budgeted for as information was needed from this report. It is now estimated that the total amount to complete this project would be approximately \$2,000,000. This project could be considered as an addition to the Harbour Pool Revitalization project, which is scheduled in the 10 Year Capital Plan for 2026. The impact on customers would be reduced by doing both projects together.
6. Total budget recommendation for the suggested repairs is approximately \$2,180,000. There may be additional costs for repairs required that are not evident until tiles are removed, however there is no way to estimate this.

Next steps:

1. Complete chloride testing during shutdown 2019 (2 months – will provide sufficient time to complete). This portion of the project requires the pool basin to be empty. The chloride testing will be completed using the existing funding for the Pool Basin Structural Report. This will determine the durability of the existing structure and aid in determining the useful life of the basin structure.
2. Complete further analysis to see if the pool basin structures could be altered. This is to determine if expansion or renovations at the facility are a feasible option. (i.e. Recreation Master Plan Option 1 speaks to completing a renovation at Harbour Pool). This will also be completed using the existing budget for the Pool Basin Structural Report.
3. Determine appropriate timelines, replacement and repair options for the areas identified as a concern. Costing and budget development will be required for necessary repairs to maintain the pool basin asset.

Attachments:

2018 Main Pool, Warm Pool and Whirl Pool Structural Assessment –provided by RJC
2018 Budget Request