

August 15, 2023

REPORT TO: Mayor Dumas and Members of Council

SUBJECT: **Port Hole Pool Facility Assessment**

**Background:** Every year, the Port Hole Pool (PHP) is closed during the months of June, July, and August to complete any required maintenance of the facility to prepare it for re-opening. In 2023, a professional Structural Engineer from TBT Engineering (TBTE) and a professional Architect from Critchley Hill Architecture (CHA) were hired to complete an analysis of the structural integrity of the facility.

**Discussion:** The pool structure was inspected on July 10<sup>th</sup> by TBTE. The TBTE engineering report was received on July 19<sup>th</sup> which was additionally reviewed by CHA. The CHA architectural report was received on July 21<sup>st</sup>.

Below are the findings from the engineering report:

- There has been significant section loss in the wall girt system which has compromised the integrity of this load bearing system.
- The end wall steel frame bases show more than fifty percent (50%) of the section area has corroded away compromising the integrity of this load bearing system.
- The roof purlins were not inspected due to height restrictions over the pool, but it should be assumed that since the roof purlins are subject to the same interior (high humidity and chloride) conditions, they are similarly affected as stated above.
- Based on the above noted observations and the age of the structure, the engineering opinion is that the pool area is not safe for continued operation in its present state.

Below are the findings from the architectural report:

- The Port Hole Pool is no longer suitable for public occupancy.
- To ensure compliance with the latest Ontario Building Code 2012 regulations, the following scope of corrective action must be undertaken:
  - Removal and replacement of all exterior structural purlins, roof deck, exterior walls, and roofing.
  - Replacement of the pool liner in the main pool and complete replacement of the therapy (small) pool.
  - Upgrading of all HVAC and electrical system affected by the exterior wall and roof removals.

- Repairing all corroded structural steel column base plates, including necessary repairs to the floor slab and masonry walls affected by the structural work.

In addition to the corrective work noted above, as per OBC 11.2.3.2 Extensive Renovation, the scope of work within the suite will be required to comply with OBC section 3.8 Barrier-Free design.

The architecture report does note that no other suite (arena, theatre, lobby) is subject to the pool recommendations and may remain open for public occupancy without concern.

It is estimated that the timeframe required to complete the necessary repairs as identified in the reports is approximately 1.5 – 2 years.

**Financial Implications:**

An Order of Magnitude Cost Estimate has been prepared to address the necessary repairs:

○ Construction costs	\$2,020,000
○ Construction allowances	\$ 404,000
○ Professional fees	\$ 387,840

**Total Project Cost** **\$3,215,840**

Additional project work that is required and not costed in the Order of Magnitude Estimate Includes:

○ Complete replacement of degraded large pool liner	\$ 300,000
○ Interior lighting replacement	\$ 200,000
○ Asbestos removal	\$ 175,000
○ New HVAC system	\$ 250,000
○ Barrier-free upgrades	\$ 500,000
○ Mark-ups (construction, design, professional)	\$ 458,000

**Total Additional Costs** **\$1,883,000**

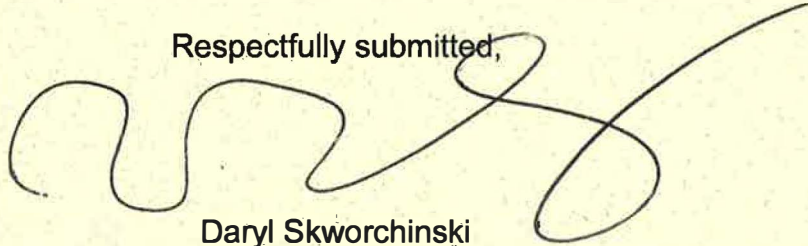
**TOTAL COSTS** **\$5,098,840**

**Options:**

- A) Proceed with the necessary engineering and design; financing; tendering; and construction to complete necessary repairs to the Port Hole Pool.
- B) Do not proceed with the necessary repairs at this time and close the Port Hole Pool to public occupancy.

**Recommendation:** Your Administration recommends, due to health and safety and cost concerns, that Option B) be selected and that the Port Hole Pool be closed permanently.

Respectfully submitted,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Daryl Skworchinski  
CAO/Clerk

DS:jg

