

REPORT FROM THE SPECIAL PROJECTS MANAGER

Re: Ruben Yli Juuti Aquatics Centre - Scope Reconciliation and Project Update

RECOMMENDATION

THAT the report from the Special Projects Manager be received;

AND THAT Council approve the additional scope items and associated expenses incurred during the refurbishment of the Ruben Yli Juuti Aquatics Centre as detailed in the provided statement from MET Engineering;

AND THAT the associated costs in excess of the original contract amount for these additional scope items be drawn from the City's Buildings and Facilities Capital Reserve;

AND THAT Council approve the use of the negotiation method as described in the City's procurement policy to sole source the provision of materials and services to recommission the hot tub at the Ruben Yli Juuti Aquatics Centre at a cost of \$32,378.00 excluding applicable taxes;

AND THAT the associated costs for recommissioning the hot tub be drawn from the City's Buildings and Facilities Capital Reserve.

BACKGROUND

Council approved a significant repair project at the Reuben Yli Juuti Aquatic Centre in July of 2023. Contractors and Staff have been working to realize the project since that time.

Staff's last update on the project's status was in April of 2024 to the Public Services Committee. At that time, the projected completion date for the project was anticipated to be in the Summer of 2024.

Since that time, the project has been subject to subsequent delays. Thankfully, at present, the renewal project at the pool is all but complete. Staff are working to clean and prepare the facility for opening while the contractor addresses minor deficiencies relating to their scope of work.

Currently, the major milestone that is delaying reopening of the facility relates to the commissioning of the mechanical equipment that was installed in 2022, before the current renewal of the facility began. At the April 2024 Public Services meeting, Staff relayed that this initial commissioning of the previously installed equipment could become an issue, and unfortunately this process has caused delays. Specialized vendors to have been scheduled to attend the facility in early October to commission the

units. Staff does not anticipate difficulties with them being able to do so in an expedient manner, but confirmation will be able to be provided once the technicians are on site.

As with essentially all large-scale projects, additional scope items came to light through the renewal process. This project moved forward with a relatively small contingency allowance to deal with these sort of issues, and Staff has utilized this tool to manage the project as it unfolded.

Unfortunately, there has been some additional work required to recommission the facility with a value that exceed the established contingency allowances in the original contract. The remainder of this report details those additional items.

ANALYSIS

Outstanding Change Orders:

A reconciled list of approved and outstanding change orders for the project is attached to this report for Council's review. Council will notice that the contingencies for the project are defined on the second page of MET Engineering's report. At project start, there were contingency allocations of \$50,000.00 for the general project as well as dedicated amounts of \$10,000.00 and \$40,000.00 for materials testing and hardware, respectively.

Hot Tub Recommissioning:

Upon an attempt to recommission the facility's hot tub after 2 years of sitting idle, it was discovered that several components of the mechanical system require refurbishment and replacement. Specifically, items relating to on-demand chemical storage and monitoring, filters, as well as pumps require replacement. Staff recommends utilizing the existing pool contractor that has been doing work on site, as some of these components are best integrated with the new controller systems that have just been installed for the larger pool. A quote for this work is attached to this report for Council's review.

FINANCIAL IMPACT

The extra expenses for the project are offset somewhat by its established contingency amounts. The approved change orders for the project amount to \$101,406.76. When reconciled against the available contingency funds, this leaves a total of \$12,331.76 for change orders that were approved by Staff but are unfunded by contingency. The cumulative value of the detailed unapproved change orders for the project amount to \$101,955.15. Staff will leave the final reconciliation of the Change Order balance against the contingency to MET Engineering for their final reporting on the project.

The provided quote from Hollandia Pools and Spa for the Hot Tub recommissioning amounts to \$32,378.00 plus applicable taxes.

Staff recommends that the expenses for this additional work be drawn from the Building and Facilities reserve.

LINKS TO STRATEGIC PLAN

This project directly relates to the following key section of the strategic plan:

- Continued investment into infrastructure
- Strong financial foundation for the municipality

SUMMARY

Staff recommends that Council give approval to sole source renewal of the hot tub to Hollandia Pools and Spas for \$32,678.00 plus applicable taxes. Staff also recommends that Council approve the outstanding change orders for the project as detailed in the documentation provided by MET Engineering.