Minute No. 346
Report – Standing Policy Committee on Property and Development – April 14, 2015

Item No. 9 Sherbrook Pool Repair Project: Status Report (Daniel McIntyre Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the status of the Sherbrook Pool Repair Project as contained in this report be received as information.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – April 14, 2015

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 14, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **Sherbrook Pool Repair Project: Status Report**

Critical Path: **Standing Policy Committee on Property and Development, Executive Policy Committee, Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Erickson	J. Kiernan A/Director	G. Chartier Acting	M. Jack Acting

RECOMMENDATIONS

1. That the status of the Sherbrook Pool Repair Project as contained in this report be received as information.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

On June 25, 2014, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

"That following repair project design development, the Winnipeg Public Service revise cost estimates and scheduling requirements as warranted and report back to Council with project implications."

Status Report:

Project Budget/Financing:

In May 2014, the Municipal Accommodations (MA) Division issued a Request For Proposal (RFP) No. 452-2014 - 'Refurbishment of Sherbrook Pool' to secure design services for the building repairs needed to reopen Sherbrook Pool. In July 2014, a consultant services contract was awarded to KGS Group Consulting Engineers to perform design services.
As at the date of this report, the design phase of the project is complete and the pre-construction tender total estimated project cost of repair work to reopen Sherbrook Pool

remains within the combined civic, provincial, and third party contributed funding for the project.

Design services for building repairs were completed in January 2015 followed by completion of construction documents in February 2015. Construction Bid Opportunity No. 100-2015 'Refurbishment of Sherbrook Pool - 381 Sherbrook' was issued on February 23, 2015. The scope of planned construction work includes structural repairs, roof replacement, pool deck replacement, adjustment to building egress, and comprehensive upgrades to building mechanical, electrical, and life safety systems. Select patron amenity improvements will also be undertaken in conjunction with the building repairs. MA anticipates an award of construction contract to be approved in April 2015. Repair and refurbishment is estimated to require approximately seven to eight (7 - 8) months to complete. Should repairs to the building systems and structures not uncover additional repair or building code compliance requirements, the Sherbrook Pool would likely reopen in the fourth quarter of 2015 or the first quarter of 2016.

Note the Sherbrook Pool building is in excess of eighty (80) years of age and risks associated with unknown building deficiencies becoming exposed as repair work advances exists. Further, the financial terms and conditions as may be contained in any proposal(s) received in response to bid opportunities for repair construction services could result in additional Capital Budget requirements.

Project Schedule:

Project Work Step / Task:	Date(s) / Duration:
1. Design services RFP issued; awarded	May 15, 2014; July 23, 2014
2. Design and drawings completed	January 30, 2015
3. Construction project tendered/awarded	April 2015
4. Construction (7 - 8 months duration)	November 2015 - December 2015
5. Facility commissioning and reopening	December 2015 - January 2016

Note: Work step/task commencement dates and duration schedule estimates assume no delays associated with contract negotiations, regulatory approvals, and resourcing assignments. Note completion dates are subject to numerous variables and associated volatility.

Project Risk Factors:

The following represent project risk factors that could impact actual costs incurred and scheduling requirements associated with the Sherbrook Pool Repair Project:

1. Present undeterminable asset conditions which may be exposed during permitting/construction that increases:
    A. The scope of repairs, and,
    B. Compliance with additional regulatory requirements.

2. Uncertainty as to Winnipeg construction industry market conditions (e.g., changes in local construction industry inflation, market participation and associated bid response, etc.).

IMPLICATIONS OF THE RECOMMENDATIONS

Sherbrook Pool will remain closed until the fourth quarter of 2015 or the first quarter or 2016 to permit repairs necessary to reopen the facility.

HISTORY

On November 29, 2012, an assessment of Sherbrook Pool was performed to inspect the steel roof columns in the pool hall. The inspection revealed significant corrosion evidence on 10 of 12 steel columns supporting the main roof structure above the pool hall. As a safety precaution, the facility was closed to the public and staff and has remained closed since that time.

On June 11, 2013, the Standing Policy Committee on Property and Development (SPC on P&D) concurred with the Public Service submitted report entitled *The Current State of Sherbrook Pool,* which recommended the Public Service be directed to proceed with community consultations to perform an assessment of recreational needs in the Daniel McIntyre Ward.

A Request for Proposal (RFP NO. 571-2013) was issued with a closing date of September 30, 2013. Probe Research Inc. was awarded the contract to conduct the recreational needs assessment for the Daniel McIntyre Ward. The report, entitled *Recreational Needs Assessment for the Daniel McIntyre Ward,* indicates the Sherbrook Pool is regarded as a unique and historic facility that provides much needed recreation service to the surrounding community but also caters to individuals from all areas of Winnipeg who use the pool for specific medical and cultural reasons. Amongst the findings is that despite the closure of Sherbrook Pool in November 2012, swimming is one of the main indoor recreation activities in which adults and children living in the ward participate.

Concurrent with performance of the recreational needs assessment, the Municipal Accommodations (MA) Division performed an assessment of previously estimated costs to reopen the Sherbrook Pool.

Cost estimates previously presented to SPC on P&D on June 11, 2013 were based on a general condition assessment for the base building and structure.

On December 17, 2013, as part of its approval of the 2014 Preliminary Capital Budget and 2015 to 2019 Five Year Forecast, Council directed the Public Service to:

> *Start the required work to facilitate the reopening of the pool and to ensure the pool is safe for public use; and*
> *Report back to the January 29, 2014 Council meeting with a progress report on the plan to reopen the Sherbrook Pool.*

On January 29, 2014, and February 26, 2014, Council granted extensions of time for the Public Service to report back to Council with a progress report on the plan to reopen the Sherbrook Pool.

On June 6, 2014, the City received notification from the Province of Manitoba of the following:

> *"…the Province will provide a total of $1 million, as a first call on the 2015 provincial MWIA funding commitment, for core repairs to the Sherbrook Pool, to rehabilitate this facility and allow the pool to re-open for public use".*

On September 24, 2014, Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

> *That a sponsorship with The Kinsmen Club of Winnipeg be approved for the naming right of the City-owned Sherbrook Pool to The Kinsmen Sherbrook Pool.*

FINANCIAL IMPACT

Financial Impact Statement **Date:** March 24, 2015

Project Name:

Sherbrook Pool Repair Project: Status Report

COMMENTS:

There are no financial impacts associated with the recommendations in this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Community Services Department

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Municipal Accommodations
Prepared by:	Brent Piniuta, Project Manager
Date:	April 1, 2015
File No.	MA2015-054

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