

Tara Pool Project Update

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Project Status Summary

Phase 1 of the original Tara Pool project proposal has been completed. The following documents what was completed and shows some before and after pictures of the work done. The work was completed below budget, even with additional scope addition, thanks to community support and donated labour and materials. The original scope, estimates and actual costs are documented below.

Final project cost was \$17,621.00. \$2267 below budget

Phase 1 - Address cleanliness, ventilation, showers, rot and mildew.

1) Change room floors

Current State



Main entrance to change rooms - Before



General change room floors - Before

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The condition of the floor is in poor shape from the front entrance to the change rooms and exits from the lifeguard desk, through the mechanical room to the Lifeguard exit. This makes the floor very dirty, difficult to clean and a source of mold and dirt to users, the pool deck and pool itself. Item#1 of phase 1 is to thoroughly clean the entire floor, via chemical or mechanical abrasion, add radius fillets to all wall to floor joints and paint/seal the floor with an epoxy paint. This will allow the floor to be cleaned much easier and prevent mold and dirt buildup in the cracks and wall seams.

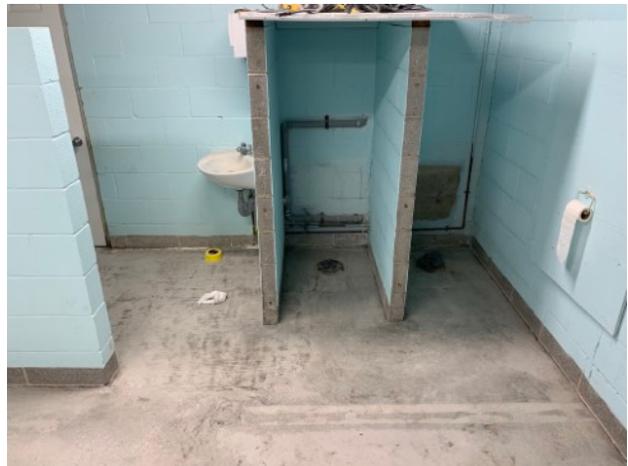


Large crack in main entrance



Crack in doorway

Work begins after all fixtures, toilets etc are removed.



Floor cleaned, grinded and all holes and cracks filled. Walls also ground up approximately 4" from the floor to wall seam and the floor seams were filled.

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After finishing with epoxy coatings, decorative flakes, four Polyaspartic top coats for chemical resistance and “shark skin” anti-slip additive.



Floors finished, cracks and holes filled.
All walls shown re-painted and cracks filled. (Scope addition)

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Total Floor area to be finished: 689 sq/ft + 6" (52 sq/ft) up each wall and fillet seal at floor/wall = 741 sq/ft

Item #1 estimated cost: \$12000 + tax = \$13560.00

Scope increase: Added section of floor under front desk to finish. Cost came to \$900.00

Actual finished cost: \$12,720.00.

2) New Benches

The current benches have a rough paint finish and have legs that sit on the floor. This makes it very difficult to not only clean the benches, but get around the legs on the floor. Item #2 of Phase 1 is to replace all of the benches in the Boys and Girls change rooms with wall mounted, easy to clean benches.



Benches on floor

Finished benches in both change rooms

Item #2 Estimated Cost: Bench material ~\$500.00, brackets, wall anchors, paint + \$350.00 labour = **\$850.00**.

Bench costs: \$449.00

Added new chairs, curtains and hooks for stalls. \$350.00

Total: \$799.00

- Labour donated by Tara Rotary

3) Correct lack of adequate ventilation in change rooms

Each change room only has one passive vent in each eave as shown above. This is not enough ventilation for a damp pool change room and will contribute to mold generation. Item #3 of phase 1 is to slightly enlarge each of the two vents, install two ventilation exhaust fans with wiring and switches, install vents in soffits to allow fresh air flow and repair existing holes in soffits/facia. The fans are sized to exceed current locker room air exchange Building Code requirements.

Estimated cost of Item #3 was \$5138.00 incl taxes.

Actual Total cost: \$2533.86

Special thanks to the following for donating materials and labour.

- Partner Ag. - Donating both exhaust fans
- Nickason's Plumbing - Donation of fan auto humidity controller
- Bridge Electric - Donating materials and installation of fan controllers and electric supply
- Tara Rotary - Donated Labour
- Volunteer Community labour - Chris Mather



Existing soffits - Rot and no vents.



New vented soffits and fascia installed

4) Change room divider pole on floor and rotted.

The supports for the boys change room toilet dividers are rotten at the floor and they impede daily floor cleaning. Item #4 of phase 1 is to cut and re-position the divider poles and replace the divider material to make it easier to clean and get poles off the floor.



Boys toilet area divider rotten at floor and blocks cleaning



New toilet area.

Dividers not required and impair movement from change room to pool area.

Divider removed, holes in floor and wall filled and vertical rotted divider wall supports replaced.

Estimated cost of Item #4 is \$450.00 for materials and ~\$300.00 labour = \$750.00 Total.

Actual cost: 0\$

- Parts and labour donated by Tara Rotary

5) Correct shower deficiencies and make it more useable.



Rope actuated shower in each change room

Item #5 of Phase 1 is to replace the shower head and valve in each change room to make them more useable and less prone to failure.

Due to challenge obtaining suitable water controllers, this replacement was delayed. Valves cleaned and leaking toilet isolators replaced. To be replaced in 2023.

**Estimated cost of Item #5 is \$850.00 for new valves, shower heads, plumbing and \$300.00 labour.
Total \$1150.00**

**Actual cost of reduced scope: \$71.64
\$1150 to be spent by Tara Rotary in 2023 to complete.**

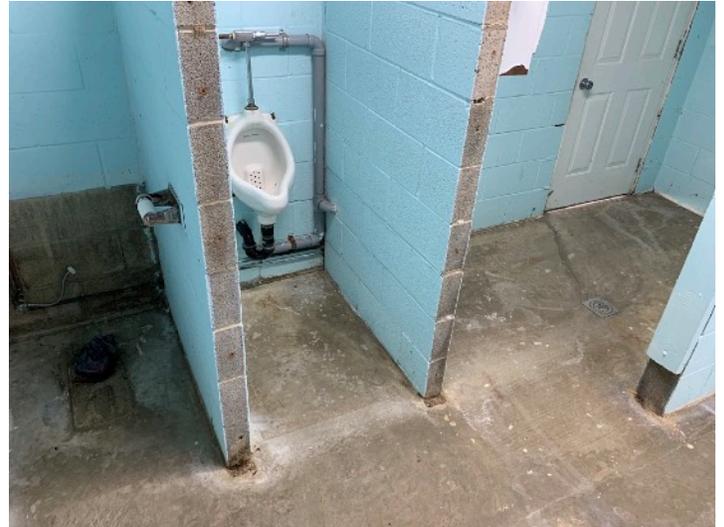
- Labour supplied by Tara Rotary

Additional jobs included in phase 1, but not budgeted shown below.

- Cleaning and Painting of walls
- New chairs in stalls
- New coat hangers
- New office desk shelf and divider wall repair
- New Lifeguard sun shade - Donated by Huron Tractor - Chatsworth

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Due to the poor visual condition of the walls, the removed dividers etc. it was decided to repaint all the walls in both change rooms, the entrance hall and the office area. This included filling holes in the walls and cracks.



Original Walls



Cleaning and painting in progress



Finished walls

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Original budget estimate: \$0

Actual cost: \$334.17 (materials)

- Special thanks to community volunteer labourers Mike and Brenda Danyluk and Karen Kerker
- Tara Rotary labour



New shelf and backboard



New coat hangers and chairs instead of short benches

Original budget \$0

Actual total: \$166.77

- Material donations from Tara Rotary
- Donated labour - Tara Rotary

Final Cost Summary

| Phase 1 | | Cost |
|---|--|------------------|
| Original Budgeted total for Phase 1 from approved proposal | | \$19,888 |
| Actual total cost of budgeted items | | \$16,020 |
| Under Budget amount | | \$3,868 |
| Cost of additional scope | | \$451 |
| Total cost of project to date | | \$16,471 |
| Cost of deferred work to be completed in 2023 - Shower heads and controls | | \$1,150 |
| Final Project Cost. (\$2,267 under budget) | | 17,621.00 |

Financing: \$10k came from Arran-Elderslie, \$6471 from Tara Rotary, volunteer labour and donations.

Special thanks to all the volunteers, business donations and Arran-Elderslie Council for making this project a success.

Future Potential Work

Phase 2 - Address any Deficiencies with Pool Equipment

Recommended repairs to the mechanical equipment would be as follows:

- Air in-leakage to pump intake discovered during 2022 season. Likely location is strainer flange surface, but valve gaskets also possible. Recommend that strainer and all valve flange surfaces be re-finished and all gaskets and seals be replaced.
- Sand blast rusted flanges and repaint
- Pump seals may need replacing
- Obtain quote (I/P) for grinding and re-finishing the pool sides and bottom to remove the old paint. The new epoxy coating would have a life of approx. 10 yrs and not require yearly painting. The current paint layers are getting quite thick and is starting to flake off in large chunks. The current practise of painting every year is not really sustainable. Cost benefit case to be reviewed by Tara Rotary and recommended path forward communicated to council.

Completing the above would likely resolve the air in-leakage issue, but there is potential for a supply piping leak (underground) if this doesn't correct the problem.

Status: Understand Arran-Elderslie town Maintenance is to contract repair work in Fall 2022.

Phase 3 - Investigate Potential to Make Pool Wheel Chair Accessible

Update: Arran-Elderslie has tentatively received a grant for an access device that will allow entry into the pool. This should be in place by summer 2023. In order to facilitate access to the pool area, it is suggested that the north gate (east end) be repositioned to the east fence (north end) and a small ramp/path be added to allow easy access from parking along street.

Since the modifications to the change rooms to make them wheel chair accessible would be significant, it is recommended to see if the pool would be utilized with the lift in and access changes. If so, further expansion could be investigated.