

MEMORANDUM

January 8, 2019

TO: Members of Council
FROM: Rick Cox, Director of Recreation, Culture & Parks

RE: Previous (2018) Reports to Council regarding the Lake Lisgar Waterpark

At the Council Budget Meeting on Monday, January 7, 2019, it was requested that all members of Council be provided with a copy of reports related to the Lake Lisgar Waterpark from 2018.

Attachments:
April 9, 2018

- RCP 18-14 – Awarding RFT18-008 Lake Lisgar Waterpark Repair Project – Reduced Scope of Work
 - RCP 18-14 – ATT 01 – LLWP Scope of Work – Original & Reduced
- RCP 18-18 LLWP Capital Forecast and Slide Tower Replacement

April 23, 2018

- RCP 18-20 – LLWP Slide Options
- RCP 18-20b – LLWP Slide Options – Supplemental

May 28, 2018

- RCP 18-20c - Waterslide Chronology


June 11, 2018

- RCP 18-23 - 2018 LLWP Operations & Communications

Respectfully submitted,



Rick Cox
Director of Recreation, Culture & Parks

	Report Title	Awarding RFT18-008 Lake Lisgar Waterpark Repair Project – Reduced Scope of Work
	Report No.	RCP 18-14
	Author	Corey Hill, Manager of Parks & Facilities
	Meeting Type	Council Meeting
	Council Date	April 9, 2018
	Attachments	•

RECOMMENDATION

THAT Council receives Report RCP 18-14 – Awarding RFT18-008 Lake Lisgar Waterpark Repair Project – Reduced Scope of Work, for information;

AND THAT Council award Tender RFT18-008 for the repairs of the Lake Lisgar Waterpark to PPL Aquatic, Fitness & Spa Group Inc for the tendered price of \$166,546 before applicable taxes and any contingency expenses.

EXECUTIVE SUMMARY

As per the 2018 Recreation, Culture & Parks Business Plan, and in compliance with the Purchasing Policy, a tender was issued for the supply and delivery of replacement and repair services for multiple related components (22 itemized tasks) within the Lake Lisgar Waterpark.

Tenders were advertised on the Tillsonburg website, the Tillsonburg News and online at Biddingo.com. The tenders closed on March 16, 2018. The results of the tenders are summarized below:

Tender RFT18-005

Budget: \$174,000

Adams Restoration	\$517,410.30
Elgin Contracting and Restoration Ltd.	\$497,000.00
2SC Contracting	\$599,495.00

All bids were compliant with tender specifications as reviewed by Purchasing, the RCP Facilities Leadership team as well as WSP Consulting Services. However, all bids were significantly over the allocated budget. RCP Facilities Leadership and WSP Consulting Services reviewed the submissions and strategically reduced the scope of the project in an attempt to meet budget while maintaining the ultimate goal of being able to open and operate the waterpark for the summer of 2018 as originally planned. The reduction in scope was from 22 to 6 itemized tasks. This represented a significant change in scope of work and at the recommendation of Purchasing; tender RFT18-005 was cancelled.

The reduced scope of work was re-issued as tender RFT18-008 and maintained the 6 tasks specifically related to the pool operations. The remaining tasks related to the building condition and/or other non-urgent tasks will need to be deferred for future capital budget consideration.

The results for RFT18-008 are summarized below:

Tender RFT18-008

Budget: \$174,000

PPL Aquatic, Fitness & Spa Group Inc	\$166,546 + 15% Contingency
Hollandia Pools & Spas	\$167,711 + 15% Contingency
Acapulco Pools	\$194,947 + 15% Contingency
Adems Restoration	\$262,900 + 15% Contingency

All bids are compliant with tender specifications as reviewed by Purchasing, the RCP Facilities Leadership team as well as WSP Consulting Services and PPL Aquatic, Fitness & Spa Group Inc is the low bidder.

CONSULTATION/COMMUNICATION

Consultation throughout the tender creation, site tours and bid analysis was provided by WSP Canada Inc. WSP is a leading engineering consulting firm that was involved in completing the Lake Lisgar Waterpark Facility Condition Assessment & Capital Planning Study in 2017.

Additionally, the Lake Lisgar Pool Study as completed by AQUA PLANS Aquatic Consultants Inc in 2017 was referenced in developing the project specifications. Project cost estimates used for developing the 2018 budget were taken from these 2 consulting reports.

FINANCIAL IMPACT/FUNDING SOURCE

This work will be funded as per the approved 2018 Capital Budget allocation of \$100,000 in user-pay debt and \$29,000 from the Asset Management Funding Reserve (AMFR) for the LLWP repairs and \$45,000 from the AMFR for replacement filters. The AMFR is funded from growth-based taxation in accordance with the Town's Asset Management Plan.

There will need to be future discussion on how to fund the work that was originally specified with the cancelled tender as well as additional capital planning items for the Lake Lisgar Waterpark. Staff will provide a report to Council regarding a long-term plan for the facility.

COMMUNITY STRATEGIC PLAN (CSP) IMPACT

This report provides information in alignment with the following Objectives of the Community Strategic Plan:


- Objective 1 – Excellence in Local Government
- Objective 2 – Sustainable Economy
- Objective 4 – Culture & Community

Original LLWP Scope of Work for RFT 18-005

Revised Scope of Work for RFT 18-008 is highlighted in yellow

1	Supply all labor, equipment, materials and incidentals required to remove and dispose of existing deteriorated caulking materials in the control joints in the concrete pavement around the swimming pool. Clean and prepare concrete on each side of the joint and install new sealant material.
2	Supply all labor, equipment, materials and incidentals required to grout and seal cracks in the concrete pavement around the swimming pool as per Drawing PD-1.
3	Supply all labor, equipment, materials and incidentals required to remove and dispose of existing deteriorated caulking materials in the joint between the building walls and the concrete pavement around the swimming pool. Clean and prepare concrete on each side of the joint and install new sealant material as per Drawing PD-2.
4	Supply all labor, equipment, materials and incidentals required to remove and dispose of existing deteriorated concrete on the window sills as per Drawing PD-4 and ramps and repair deteriorated concrete areas.
5	Supply all labor, equipment, materials and incidentals required to remove existing railings on the ramps at the east elevation of the building. Remove corroded sections of the railing support posts as directed by the Consultant. Supply and install new steel base plates on the support posts as per Drawing PD-3 and install railings on the ramps after completion of concrete repair work.
6	Supply all labor, equipment, materials and incidentals required to remove and dispose of existing deteriorated concrete on ramps and around drains and repair deteriorated concrete areas.
7	Supply all labor, equipment, materials and incidentals required to remove cracked masonry units and install new masonry units on all elevations of the building.
8	Supply all labor, equipment, materials and incidentals required to rout out and repoint cracked/deteriorated mortar joints on all elevations of the building.
9	Supply all labor, equipment, materials and incidentals required to remove one course of block masonry above the windows, remove the existing corroded steel lintels and install new steel lintels in accordance with the project specification. Reinstall block masonry. Cost to include removal and reinstallation of A/C unit as required to facilitate the work.
10	Supply all labor, equipment, materials and incidentals required to repaint exterior block masonry walls after all masonry repairs have been completed. Adjacent surfaces are to be protected during this work.
11	Supply all labour, equipment and materials necessary to clean, prime and paint rusted steel beams in the basement level of the building.

12	Supply all labor, equipment and materials necessary to remove existing asphalt shingles on the roof of the canteen and install new asphalt shingle roof system complete with building paper, eave protection and accessories. Work to include removal and replacement of existing roof vents and stack flashing.
13	Supply all labor, equipment and materials necessary to supply and install a new back flow preventer on the main incoming domestic water service located in the main electrical room in accordance with Drawing M-1.
14	Supply all labor, equipment and materials necessary to replace existing fluorescent light fixtures in the main building, basement and canteen with new energy efficient fluorescent fixtures.
15	Supply all labour, equipment and materials necessary to perform an infrared inspection of the electrical panels to assess operational reliability and submit a written report.
16	Supply all labor, equipment and materials necessary to remove existing paint on the walls and floor of the swimming pool. Clean, prime and paint walls and floor including a 50mm wide band of a contrasting color around the main drains.
17	Supply all labor, equipment and materials necessary to remove existing metal grate covers on the four (4) main drains in the pool. Supply and install four (4) new Aegis anti-entrapment shields.
18	Supply all labor, equipment and materials necessary to remove and dispose of two (2) existing pool sand filters. Supply and install two (2) new sand filters including all required piping, fittings, etc.
19	Supply all labor, equipment and materials necessary to remove and dispose of 4 existing broken skimmers. Supply and install new skimmers including all required piping, fittings, etc. Form and pour new concrete deck and pool walls around skimmers.
20	Supply all labor, equipment and materials necessary to remove existing concrete coping around the perimeter of the swimming pool. Supply and install new precast concrete coping units with integral safety grips.
21	Supply all labor, equipment and materials necessary to install tactile attention indicators at the perimeter of the swimming pool and between the pool and the seating area.
22	Mobilization / Demobilization of personnel and equipment on site.

	Report Title	LLWP Capital Forecast and Slide Tower Replacement
	Report No.	RCP 18-18
	Author	Rick Cox, Director of Recreation, Culture & Parks
	Meeting Type	Council Meeting
	Council Date	April 9, 2018
	Attachments	•

RECOMMENDATION

THAT Council receives Report RCP 18-18 LLWP Capital Forecast and Slide Tower Replacement;

AND THAT Council supports Option 1, to decommission the slide for 2018 and 2019 in order to do long term planning for the waterpark.

EXECUTIVE SUMMARY

This report provides Council with an update on planned repairs to the waterslide at the Lake Lisgar Waterpark (LLWP), as well as a forecast of significant additional expenditures at the facility in the next several years. The waterslide will not be useable for the 2018 waterpark season.

BACKGROUND

The 2018 budget and work plan includes \$174,000 for repairs needed to open for the 2018 season. Report RCP 18-14 is before Council on April 9, 2018 to award that work and outlines the reduced scope of repairs that will be completed with the available budget.

In 2016, normal preventative maintenance by RCP staff and the Town's licensed slide mechanic and regulatory inspections by the TSSA identified metal repairs required on metal components of the waterslide tower. The 2017 budget included \$50,000 for this work, and after the 2017 season the repairs were initiated. As work proceeded, the extent of compromised metal became larger and larger to the point where a structural engineer was brought in to confirm the magnitude of the repairs. Work to date including the engineer's report has cost \$7,860, leaving \$42,140 available for the rest of the work. Using the work of the engineer, the appropriate refurbishment has an estimated cost of \$150,000 and consists of replacing the stairs and landing platforms entirely, and refurbishing the tower pillars by removing them offsite for galvanizing and repainting. Further refurbishment costs for the slide flume and the metal pillars holding it are also expected but have not yet been confirmed.

A new slide and tower structure will have a considerable cost of at least several hundred thousand dollars.

The Memorial Park & Lake Lisgar Master Plan currently project an expanded waterpark compound with additional features and a new waterpark gateway building incorporating elements servicing the Fairgrounds and Bandshell area including public washrooms and a

canteen. The Facility Condition Analyses of the Lake Lisgar Waterpark inform an asset management plan requiring over \$1.26 million during 2018-2022 to maintain the existing facility.

Lake Lisgar Waterpark 25-Year Asset Management Spending Plan							
Asset Category	Total projected spending	2018 Work	0-5 Years	6-10 years	11-15 years	16-20 years	20-25 years
		RFT 18-008	Facility Condition Analysis				
Recirculation System	\$ 683,200	\$ 69,715	\$ 219,200	\$ 43,800	\$ 17,200	\$ 400,000	\$ 3,000
Concrete Pool Structure	\$ 962,000	\$ 96,831	\$ 62,000			\$ 900,000	
Water Features & Related Systems	\$ 512,000		\$ 396,000	\$ 46,000	\$ 70,000		
Site Features	\$ 109,000		\$ 48,000	\$ 16,000	\$ 15,000		\$ 30,000
Building Structures	\$ 160,000		\$ 140,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Building Envelope	\$ 134,500		\$ 79,500	\$ 23,000	\$ 8,500	\$ 15,000	\$ 8,500
Roofing systems	\$ 175,000		\$ 170,000				\$ 5,000
Interior Finishes	\$ 18,000		\$ 6,000		\$ 6,000		\$ 6,000
Mechanical systems	\$ 277,000		\$ 138,500	\$ 30,000	\$ 10,000	\$ 11,000	\$ 87,500
Electrical systems	\$ 65,900		\$ 6,800	\$ 1,800		\$ 16,800	\$ 40,500
	\$ 3,096,600		\$ 1,266,000	\$ 165,600	\$ 131,700	\$ 1,347,800	\$ 185,500

Preventative maintenance and regulatory inspections of the LLWP waterslide structure have identified costly repairs that must be performed before the waterslide can be used. There is considerable interest in the community for the Town to establish a free-to-use splash pad as an alternative to the pay-to-use Waterpark.

In addition to the outdoor aquatic facilities, there is a major expenditure for replacing the indoor pool deck, basin lining, and change room flooring forecasted for 2019. Addressing the community expectations for family change rooms and accessibility regulations will require substantial financial resources.

With many other capital spending needs besides these costly items facing the Town, it is appropriate for Council and the community to provide direction on the long-term vision for indoor and outdoor aquatic facilities in Tillsonburg before the Town commits funds to rehabilitate, replace and/or expand on the LLWP. The approved 2018 RCP workplan includes a service review of the Department, and staff proposes that the current and future aquatic programs and facilities receive an expanded investigation during that process. The report from the service review will provide the next Council with the information required to make an informed decision.

2018 Operations

Option 1

RCP staff recommends decommissioning the slide for 2018 and probably 2019 in order to have time for the appropriate long term planning to take place. The interim approach will be to entirely remove the existing slide and tower from the site and to purchase an additional floating or deck-based feature for the waterpark. This option would also require the award of work addressed by RFT 18-008 and the resulting expenditure.

Option 2

Council could direct that the waterpark not operate for the 2018 season in order to reassess the operation and determine a long-term business plan. This would result in the cancellation of RFT 18-008 and avoidance of the associated budgeted cost of \$174,000. In addition, a number of summer student positions would become redundant and the annual net operating loss (budgeted at \$50,300 for 2018) reduced to some extent.

Option 3

Council could direct that the waterslide repair be implemented prior to opening for 2018 and that the required funds be sourced from debt or reserves. In the absence of a long-term plan for the waterpark that is based in a larger vision for aquatic facilities, this alternative is not recommended.

CONSULTATION/COMMUNICATION

WSP Canada Inc. performed the Lake Lisgar Waterpark Facility Condition Assessment & Capital Planning Study in 2017. The Lake Lisgar Pool Study was completed by AQUA PLANS Aquatic Consultants Inc in 2017. JADE+ Inc. performed the structural evaluation of the slide tower structure. Acapulco Pools Ltd. is the Town's contracted Licensed Slide Mechanic service provider and has been doing the maintenance work and annual slide inspections.

FINANCIAL IMPACT/FUNDING SOURCE

Option 1: Decommissioning and removing the slide, and purchasing an additional feature for the waterpark will be funded from the remaining balance in the 2017 slide repair capital project. Other approved capital and operating budget components will be used to repair the pool basin, replace the filters and inflatables, and operate the waterpark.

Option 2: Not operating the waterpark for 2018 will result in capital and operational savings in the order of \$225,000 - \$250,000.


Option 3: Implementing the waterslide tower repair immediately will require placement of additional debt or use of reserves.

Any future capital expenditures beyond that already approved in the 2017 and 2018 budgets will require Council approval through the future budget processes.

COMMUNITY STRATEGIC PLAN (CSP) IMPACT

This report provides information in alignment with the following Objectives of the Community Strategic Plan:

- Objective 1 – Excellence in Local Government
- Objective 2 – Sustainable Economy
- Objective 4 – Culture & Community

	Report Title	LLWP Slide Options
	Report No.	RCP 18-20
	Author	Rick Cox, Director of Recreation, Culture & Parks
	Meeting Type	Council Meeting
	Council Date	April 23, 2018
	Attachments	•

RECOMMENDATION

THAT Council receives Report RCP 18-20 – LLWP Slide Options;

AND THAT staff proceed with waterslide tower rehabilitation including replacing the lower stair riser in order to have a safe and TSSA certified waterslide ready for the 2018 summer season.

EXECUTIVE SUMMARY

Council requested more detailed options regarding the LLWP slide and future repairs that might be required.

BACKGROUND

As described in RCP 18-18 - LLWP Capital Forecast and Slide Tower Replacement, despite the annual maintenance and inspection program that has been in place, the LLWP waterslide tower has a considerable amount of rusted metal on the stairs, railings and landings. The TSSA has issued an order to “**remove rust from all slide support and tower steel structures. Replace damaged members and rust coat and repaint same.**”

The initial quote to do this work provided last September by our Licensed Slide Mechanic contractor (Acapulco Pools Ltd.) was \$16,720 before taxes plus materials. When Acapulco began their work in late October, they uncovered substantially more damaged metal and cement particularly on the tower’s lower stair riser and so work was halted for further review. RCP staff secured an engineer’s report from JADE+ Engineering on the structural integrity of the slide tower, which was received in November. There are 10 recommendations in this report, including a specific recommendation (#4) to remove and replace the stairs.

RCP staff asked Acapulco to develop a specification for and cost for the repairs needed to meet the requirements of the TSSA order and implement the recommendations from JADE+. That cost was received in March 2018 and totaled \$150,055 before taxes. This quote is to replace all stairs, railings and landings, and to rehabilitate the two main tower support piers. Acapulco’s engineers felt that the landings also needed replacing based on their review of the JADE+ report and the photographs contained in the report. This was a verbal recommendation only and has not been documented.

Staff sought Council's direction regarding the future of the waterslide at the April 9-10 Council meeting. After some discussion the following motion was passed:

*Moved By: Councillor Hayes Seconded By: Councillor Rosehart
THAT Council receives RCP 18-18, LLWP Capital Forecast and Slide Tower Replacement;
AND THAT staff provide more detailed information regarding recommissioning of the slide and future repairs that may be required at the April 23, 2018 Council Meeting.*

RCP staff has assembled the following information for Council's consideration:

1. A brand new slide tower and flume would cost \$250,000-\$300,000. A recent similar sized structure in Brantford cost \$280,000. There is a 1-year timeline between placing the order and having the structure installed.
2. The existing slide flume was identified in the Facility Condition Analysis done in 2017 as needing to be replaced within 5 years.
3. The Town has an engineer's report recommending replacement of the tower's stairs and handrails. Quotes to do this work range from \$17,640 up to \$30,000 per riser.
4. The lower stair riser must be replaced. It may be possible to rehabilitate the upper riser enough to get permission open for 2018 without replacing it. If not, both risers will have to be replaced to get TSSA approval.
5. If the tower replacement option is selected, Acapulco Pools has identified that work to replace the tower structure must be initiated by May 11, 2018 if it is to be completed by July 1, 2018. However, TSSA approvals must then be secured before it can be used in 2018.
6. Any further rust or deterioration that develops over this coming summer and winter will have to be repaired before opening for 2019. The potential cost of this is not known at this time.

At this time, staff understands that Council's expectation is that all reasonable actions will be taken to have an operational and safe waterslide ready for the projected July 1 opening. Staff recommends proceeding with the replacement of the lower stair riser and the rehabilitation of the tower and slide supports immediately, using the existing budget allocation and design documents from ProSlide Technology Inc. and Aqua Plan. Updates will be provided to Council with respect to progress and cumulative costs.

CONSULTATION/COMMUNICATION

RCP staff has been working with Aquatic Design & Engineering to secure TSSA guidance, analyse the options, and develop a workable plan. Cost estimates for various elements of the work have been secured from Acapulco Pools, Lonestar Welding, Pre-Fect Fab Inc., and Iron Works. ProSlide Technology Inc. are the original manufacturers of the slide and have provided their design documentation. It is expected that JADE+ Engineering and the TSSA will be involved in recertifying the slide for use this summer.

FINANCIAL IMPACT/FUNDING SOURCE


The current \$50,000 waterslide repair capital project allocation is funded \$25,000 from reserves and \$25,000 from user-pay debt. Work done and commitments made to date total \$15,000. By the time that all of the required work that is known about at this time is completed, and all of the engineering and TSSA certifications are in place, it is likely that costs will approach \$70,000. If both risers must be replaced, it will be even more expensive.

With the information available at this time, this expenditure will gain the town one season's worth of waterpark operations and allow for consideration of a more comprehensive approach in 2019 and beyond.

COMMUNITY STRATEGIC PLAN (CSP) IMPACT

This report provides information in alignment with the following Objectives of the Community Strategic Plan:

- Objective 1 – Excellence in Local Government
- Objective 2 – Sustainable Economy
- Objective 4 – Culture & Community

	Report Title	LLWP Slide Options - Supplemental
	Report No.	RCP 18-20b
	Author	Rick Cox, Director of Recreation, Culture & Parks
	Meeting Type	Council Meeting
	Council Date	April 23, 2018
	Attachments	•

RECOMMENDATION

THAT Council receives Report RCP 18-20b – LLWP Slide Options – Supplemental for information.

EXECUTIVE SUMMARY

Council members provided additional questions prior to the Council meeting at which RCP 18-20 was to be considered.

BACKGROUND

Question: Please forward a list of the recommendations provided by JADE+ Inc. Are these recommendations prioritized? Which of the recommendations do we expect to complete using the \$70,000 budgeted amount in this pre-2018 opening fix?

The recommendations provided by JADE+ Inc. are shown in the adjacent graphic: They are not prioritized in the list or in the report.

All of the issues noted in the recommendations are expected to be addressed prior to 2018 opening. The solution implemented may not be an exact match with that proposed in the recommendation. As noted in RCP 18-20, at this time the plan is to replace the lower stair riser and attempt to rehabilitate the upper riser (Recommendation #4). Where steel thickness is an issue on support arms and saddle plates (Recommendations #7 & 9) reinforcement is the more likely approach rather than replacement.

1. Remove all surface corrosion from the stair tower landing support structures and repaint the steel with chlorine resistant epoxy paint.
2. Remove all surface corrosion from the steel posts and base plates and repaint the steel with chlorine resistant epoxy paint.
3. Clean and resurface the concrete landings for the stair tower to prevent further deterioration.
4. Remove and replace the stairs. The new stairs should be painted with chlorine resistant epoxy paint.
5. Remove and replace the stair tower guards and handrails. The new guards and handrails should be painted with chlorine resistant epoxy paint.
6. Remove all corrosion from the HSS steel arms on support posts 3 and 4 and repaint the steel with chlorine resistant epoxy paint.
7. Measure the thickness of the HSS steel arms on support posts 3 and 4 using an ultrasonic thickness gauge to ensure that a minimum of 80% of the steel material remains. Any thicknesses less than 80% should be replaced or reinforced.
8. Remove all corrosion from the waterslide steel saddle plates and repaint the steel with chlorine resistant epoxy paint.
9. Measure the thickness of the steel saddle plates to ensure that a minimum of 80% of the steel material remains. Any thicknesses less than 80% should be replaced or reinforced.
10. Seal the cracks in concrete pier support 7 with a polyurethane sealant to prevent water penetration.

Prepared By:



Jason Richards, E.I.T.
Encl.: Appendix A - Pictures

Reviewed By:



Phil St. John, P. Eng.

Question: What is the TSSA?

The Technical Standards & Safety Authority (TSSA) is the agency that regulates amusement devices in Ontario. The waterslide comes under TSSA jurisdiction. This information is from the TSSA website (www.tssa.org):

We deliver public safety services on behalf of the government of Ontario in four key sectors:

- *Boilers and Pressure Vessels and Operating Engineers*
- *Elevating Devices, Amusement Devices and Ski Lifts*
- *Fuels*
- *Upholstered and Stuffed Articles*

Established in 1997, we are a not-for-profit and self-funded organization. Our head office is in Toronto and we employ approximately 400 employees, 70% of whom work in operations. We are governed by a 13-member board of directors and accountable to the government of Ontario, the residents of Ontario and our other stakeholders. We fund our operations by charging industry customers a fee for the services that we provide.

Question: Is there one company coordinating the assessment and/or the repair that is responsible for the final outcome?

At this time this responsibility rests with the Town. Our lead advisor on the situation is Aquatic Design and Engineering, and JADE+ is the firm we are working with on the structural analysis. As our contracted Licensed Slide Mechanic, Acapulco Pools will be responsible for the majority of the rust removal and repairs as well as maintenance through the operating season. We have not yet selected a vendor for the fabrication and installation of stair risers, but we have solicited costs and timing from Lonestar, Pre-Fect, and Iron Works.

Question: Is there a possibility that the \$70,000 fix could last longer than one year?

It is a possibility. There will be some deterioration over the 2018-19 winter that will need to be addressed prior to 2019 start-up. Assuming fall 2018 and spring 2019 maintenance is performed properly, the majority of the work that is being done this year should be adequate to support operations in 2019. However, even if the upper stair can be salvaged for 2018, it may need to be replaced in 2019.

Question: Is there any information with regard to what the option of removing the slide for this year and replacing it with a different feature might look like?

Further investigation has revealed that it is not a cost effective option, and also that many potential alternative features would not easily be safely accommodated in the slide exit basin. If the slide is not able to be utilized in 2018, staff recommends that it remain in place and that the removal be incorporated into the scope of work for procuring a new replacement slide.

Question: What is the source of any additional funding required for the projected variance from budget?

At this point in the year, it is expected the projected variance will likely be offset through in-year savings in other capital and operational budgets town-wide, essentially utilizing a portion of any 2018 year-end Town-wide surplus. If additional resources are required for the upper stair riser, staff will report back to Council to seek permission to deploy a different funding source.

Water Slide Chronology

April 23

- Council directs staff to proceed with efforts to get the waterslide tower lower tier replaced and maintenance work completed for July 1 opening.

Moved By: Councillor Adam Seconded By: Deputy Mayor Beres

THAT Council receives Report RCP 18-20 – LLWP Slide Options;

AND THAT staff proceed with waterslide tower rehabilitation including replacing the lower stair riser in order to have a safe and TSSA certified waterslide ready for the 2018 summer season. Carried

April 24

- RCP staff meets with LoneStar to confirm scope of work for lower tier replacement. LoneStar conduct site review to prepare quote and inspect entire slide tower at staff request.
- RCP staff sends urgent communication to Acapulco to immediately mobilize slide maintenance work and complete declaration for TSSA approvals.

April 25

- LoneStar submits quote for lower tier replacement and advises assessment revealed upper tier and platforms may need some spot repair, but should be okay for this season and possibly next season.
- PO issued to LoneStar for lower tier design, fabrication & install.
- Repeated attempts to contact Acapulco unsuccessful. RCP staff initiates discussion with PPL to become official contracted Slide Mechanic for operating season.

April 26

- LoneStar added as subcontractor under PPL so access to LLWP can be granted for lower tier work.

April 27

- PPL officially signs on as Slide Mechanic and TSSA declaration completed and submitted for 2018 operating season. PPL requested to review outstanding slide maintenance items and submit quotes for completion. PPL & RCP staff agree on a phased quotation process 1) assessment to determine scope of repair & 2) repair work completion.

May 4

- PPL conducts initial review of slide maintenance to be completed on upper tier, platforms & slide structure itself. Reports that further investigation is needed and a test section will be gently sandblasted the following week to determine full scope of repair.

May 11

- PPL experienced technical problems with equipment onsite and reports sandblasting to occur following week. PPL advises they will proactively subcontract a metal repair company in anticipation of repairs required. RCP staff recommends using LoneStar as they are familiar with structure and are already listed a subcontractor for site access.

May 23


- PPL reports that LoneStar has been secured as subcontractor for upper tier & platform repairs. Commencement on the assessment of repair to be scheduled ASAP.

May 25

- PPL reports that LoneStar has been to site with a lift and thoroughly examined the underside of the upper tier and platforms. This assessment concludes that the metal deterioration is much worse than initially concluded and repair is not a viable option. RCP staff receives verbal report of findings with a written report to follow
- RCP staff briefs SLT. Update item added to Council Agenda with information to follow.
- LoneStar advised to hold on lower tier fabrication until a decision is made on direction of larger tower. To date, only design costs have been incurred for lower tier (approx. \$2,000).

May 26

- PPL submits written slide report to RCP staff.

	Report Title	2018 LLWP Operations & Communications
	Report No.	RCP 18-23
	Author	Rick Cox, Director of Recreation, Culture & Parks
	Meeting Type	Council Meeting
	Council Date	June 11, 2018
	Attachments	•

RECOMMENDATION

THAT Council receives Report RCP 18-23 2018 LLWP Operations & Communications for information.

EXECUTIVE SUMMARY

This report provides Council with information requested at the Council meeting of May 28, 2018 about operational changes, aesthetic and safety considerations, and communications plans arising from the waterslide issues.

BACKGROUND

Council was provided with an update on the failed slide rehabilitation plan at their meeting of May 28, 2018. Some follow-up information was requested. This report provides that information.

2018 Operational Changes

Extended Hours of Operation

July	11:00 a.m. – 7:00 p.m.	½ Price 4:00 p.m. – 7:00 p.m.
August	11:00 a.m. – 7:00 p.m.	½ Price 4:00 p.m. – 7:00 p.m.

Admission Fee Reduction.

2018 Season Price reduced by \$1:

Toddlers (0-5 yrs)	Free
Children (6 – 14 yrs).....	\$4.00
Adults	\$6.80
Seniors (60+)	\$4.50
Families (up to 5 members).....	\$24.50

Season Passes will not be reduced.

Resident Children, Adults and Seniors....	\$31.00
Non-Resident Children & Seniors	\$43.50
Non Resident Adults	\$63.50

New Features

New Equipment

New inflatables have been purchased for the 2018 season to replace the alligator and climber. New tubes and floaties will be available for free use on a first-come-first serve basis.

Programming

Weekly special events with a water safety education theme will run throughout the summer.

2018 Aesthetic and Slide Safety Changes

Removal of Slide Structure

Staff are still investigating the possibility of and cost for removing the entire structure, although all indications to this point are that this option is cost prohibitive. A full-scale removal cannot be accomplished before the July 1 opening day and the impact on users of a mid-season closure seems worth avoiding for both PR and loss of revenue reasons. A partial removal of the lowest section of slide and the lower staircase may be a more feasible option given the cost and available time window. It is hoped this partial removal can be done in a cost-effective way that does not compromise the safety of patrons, the structure of the slide or the LLWP operations

Aesthetic Cover-ups

Staff will partially repaint the slide structure to cover areas of the lower structure where paint was removed for investigation. No additional rust removal will be done.

Access Restrictions

Placing a full hoarding-style access restriction fence is impossible to do without creating visibility issues for staff and patrons. Access to the area under and behind the slide is required for maintenance, but some temporary fencing or gates may be used to prevent patrons from entering the area.

Signage

Signs explaining that the slide and its vicinity is closed for renovations will be placed in appropriate locations. At this point Council has not made any long-term decisions so no timelines for completion will be provided.

2018 Communications Plan

Facebook

Staff will do weekly posts explaining the issue, what the Town is going to do about it and when it will be resolved. Over 3000 residents view our posts and it will be 'boosted' to hit the surrounding areas of Woodstock, Ingersoll, London, Delhi, Simcoe, Aylmer, and St Thomas which should get the reach to about 10,000 views. Oxford County Tourism will also be asked to push it out as well.

Town Website

There are two spots on the Town's webpage that this information will be posted. The first is under the NEWS section of the site and the main page will be updated so that this announcement will be part of the sliding banner. It will also be listed as a news story under the sliding banner. It will also be posted directly on the main page of the Lake Lisgar Waterpark. There is a sliding banner there which will inform visitors on the banner as well as under the Latest News section of that same page. All photos on the website that show the slide will be removed and replaced with another image.

Newspaper

This information will be put on the Tillsonburg Update page but staff will also be issuing a press release to hopefully secure an actual story about the removal. Staff are also considering additional advertising outside of the Tillsonburg Update

Radio

Standard advertising for LLWP is done on CKOT and on HeartFM. Radio will be asked to post the news release as well.

CONSULTATION/COMMUNICATION

N/A

FINANCIAL IMPACT/FUNDING SOURCE

The impact on revenue from the admission reduction could be considerable depending on attendance. A reasonable expectation is \$10,000-\$12,000 in impact in admission revenue. However staff feels that it is appropriate to provide some consideration of the change in the facility. If the summer goes well, an overall increase in admission numbers and an upturn in canteen revenue may partially offset this reduction.

The capital costs anticipated to rehabilitate the slide have for the most part been avoided. There will be some costs for the hoarding, signage and paint noted above which will be funded from this allocation. Any unused portion may be contributed to the Facility Infrastructure Reserves at the end of the year through Council resolution and potentially used towards the cost of replacing the slide in a future budget or other investments in aquatic facilities.

COMMUNITY STRATEGIC PLAN (CSP) IMPACT

This report provides information in alignment with the following Objectives of the Community Strategic Plan:

- Objective 1 – Excellence in Local Government
- Objective 2 – Sustainable Economy
- Objective 4 – Culture & Community