

Report

Report to:	Mayor and Council
Date:	November 14, 2023
Title:	City Outdoor Pools Update

Recommendation(s)

1. To operate the outdoor pools until they reach their economic life span, this includes increasing our annual spend on repairs and maintenance on our outdoor pools.
2. Direct staff to complete a strategic review of its aquatic services as well as undertake a feasibility study to determine the need for a new indoor pool, cost and possible locations.
3. To decommission and demolish the EE Mitchelson pool and building in order to avoid the anticipated \$893,000 of immediate repairs. Approximate cost to decommission and demolish the pool is \$100,000.
4. To work with the EE Michelson community to determine another investment in the park for the community.

Executive Summary

The City of Niagara Falls currently operates five outdoor pools and one indoor pool, additionally the City financially supports a second indoor pool. The pools were constructed from 1969 to 2005. Gross operating costs for the outdoor pools maintenance and programming is approximately \$700,000 with offset revenues of \$35,000 from swimming lessons.

This past summer, with E.E. Mitchelson closed, due to the need for repairs, the two-month four (4) outdoor pool operation served approximately 42,953 people, in 2023. Additionally, 22,019 swimmers attended the MacBain Community Centre indoor pool. In 2022 41,565 participants attended the five (5) outdoor pools, including E.E. Mitchelson, as well as 14,568 swimmers visiting the Community Centre.

At the present time the city offers free public swimming at outdoor pools. Free swimming provides access to all community members and encourages all ages to participate in an physical activity. Due to higher operating costs admission fees are charged for the MacBain community Centre pool; participants are charged \$4.00 per child, \$5.00 per adult, \$4.50 per senior and \$10.00 or \$15.00 per family (depending on

the number of children). Revenues collected from swimming lessons, aquatic fitness classes and swim admissions are approximately \$326,000.

The recommendation to reduce the number of outdoor pool facilities is due to the increase in utility costs, high operating costs, accessibility issues and future capital expenses. E.E. Mitchelson pool requires a minimum of \$893,000 (based on a preliminary estimate with risk that this amount may rise) to open next summer (2024). In the total all five pools require funding of \$3.4 million over the next five (5) years (Attachment #1) to continue to operate.

This past summer the city hired Roth Integrated Asset Management Strategies to conduct a Building Condition Assessment (BCA) on all five (5) outdoor pools and buildings. The assessment considered no facility enhancements or accessibility requirements. The objective of the BCA was to identify the current condition of the asset components, and to provide capital and maintenance renewals that will be required to address current backlogs and over the next five (5) to twenty years. It is this study that determined the \$3.4 million dollar estimate to maintain the five pools.

An accessibility audit and further engineering studies for all pools for structure and standard foundation are recommended to be completed. The last accessibility audit was conducted in 2016. RCF staff recommend FH Leslie pool (centrally located) and Buck Hinsberger Pool (located in Chippawa), be audited and modified to adhere to basic accessibility standards. These costs have not been factored in at this time.

In 2024 Council will receive the non-core Asset Management Plan. The document will list the non-core assets and the recommended dollars to maintain the assets over the next five and ten years. Council will need to make some hard decisions to determine what assets require future funding. RCF have identified a few key projects to fund over the next five years:

1. Chippawa Willoughby Memorial Arena, arena floor and boards need to be replaced, plus changerooms need to be renovated to create accessible spaces for all (\$2 M). Council will also need to consider adding the Chippawa Library branch to the facility.
2. Kalar Park turf will need to be replaced (\$750,000+).
3. Implement Houck Park plan new amenities.
4. Develop a new cricket facility (\$1 M+).
5. Additional dollars will be required to maintain the Gale Centre and MacBain Community Centre as these buildings will be approaching 20 years of service.

Background

Five-to-ten-year capital plans have been developed for the City's major facilities. To effectively plan and maintain the outdoor swimming pools a comprehensive review was completed this summer. Over the last ten years minor capital repairs have been completed at the pools including the installation of pool liners, pool building roof repairs and minor repairs to the mechanical systems.

The consultant's BCA report phased in the pool repairs ranging from immediate safety requirement/operation to within two (2) to three (3) years. The total cost of the recommendation repairs for the five (5) outdoor pools is \$3.4 million. The \$3.4 million will simply maintain the pools and will not address other items such as accessibility and new features.

Immediate repairs and life cycle replacements are required for all five (5) pools. The life span for an outdoor pool is approximately 40 years. With the majority of the outdoor pools over 50 years of age significant dollars are required to maintain the pools. All pools require an Engineering Study to confirm the condition of the pool structure and standard foundation. The study will cost approximately \$20,000 per pool.

Repairs range from parking lot replacement, replacing washroom fixtures, showers, partitions, piping, doors, lighting, fencing, roofs and pool mechanical equipment - pumps, sand filters.

Approximate costs to build a new outdoor pool range from four (4) to seven (7) million dollars depending upon the size of the pool and features. The city of Welland is constructing a new outdoor pool facility that will include a 50 metre lap pool, diving area, beach entry, rock climbing wall and teaching area for \$6.57 million to replace the aging Memorial Park pool.

At the present time none of all the pools are considered accessible based on current accessible standards. Although it is not a requirement, the report included recommendations to ensure the facilities adhere to the Ontario Building Code (2015) and the Facility Accessibility Design Standards (FADS).

Analysis

The trend is for municipalities to move away from providing outdoor pools due to the high operating costs and short two-month season and to direct funds to maintain indoor facilities.

The Ten-year Recreation, Culture & Parks Plan (2021) recommended.

RCP3-5 Prepare an Outdoor Pool Revitalization Strategy that engages communities surrounding each outdoor pool and aquatic stakeholders to confirm outdoor pool needs, determines appropriate improvements that could enhance the user experience, addresses accessible facility design requirements, and encourages greater use of the

outdoor pool system through desired amenities and programming. No new outdoor pools are recommended. Timeline medium term (5 - 7 years)

The current outdoor pools are located geographically throughout the city, attachment #2 provides a map of the pools and splash pads. Three pools – F.H. Leslie, NF Lions and E.E. Michelson are located within a few kilometers of each facility. Based on current condition an estimated \$839,000 is required to repair the pool. Staff recommend closing EE Mitchelson pool. With four (4) of the five (5) outdoor pools exceeding their 40-year life span a decision needs to be made to budget for the necessary repairs or to close the pools and focus on determining if and when a new indoor pool if required.

The RCP Ten-year plan also states, recommendation, *RCP3-3 Ensure that a minimum of 2 indoor aquatic centres are available to serve Niagara Falls residents, which may include one or more facilities that readily facilitate sufficient public access through agreements with third-party operators. The ratio of 1 indoor aquatic Centre per 50,000 residents. if the current two indoor community facilities continue to be available to the broad market of Niagara Falls residents, the City's aquatic supply is projected to be sufficient to the year 2031.*

Service levels for indoor aquatic centres range from 1 indoor aquatic centre per 30,000 to 60,000 population depending upon the factors such as the size and type of aquatic facilities, population density, and financial situation. The city owns and operates one of the two community indoor pool facilities. The other community pool is operated by the Niagara Falls Boys and Girls club.

Community members are pleased the city now provides swimming lessons, fitness classes and leisure swim times at the MacBain Community Centre throughout the year. Children's swim lessons are currently at a 98% capacity, with waiting lists for weekend lessons. Majority of parents prefer to register their children for indoor lessons rather than summer outdoor lessons.

Advantages of an indoor facility include consistent air and water temperature, which provides a more enjoyable experience, with interactive or fun elements such as a slide or waterplay features. MacBain Community Centre pool and building is also fully accessible. As the city grows the need for a second city owned and operated indoor pool facility will need to be reviewed.

	MacBain CC Indoor Pool	Outdoor Pool
Operating weeks	50 weeks	10 weeks
Average daily operating hours	14 hours, 7 am - 9 pm	8 hours, 11 am - 7 pm
Air/Pool Temperatures	Comfortable and controlled usually 80 degrees plus	Uncomfortable as depends on weather.
Cost for a new facility	minimum 15 million	minimum 4 million
Life span	50 years	30 - 40 years
Projected future capital costs	2.7 million for the MacBain CC including the indoor pools	3.4 million.

Upon review of recent municipal funded and operated indoor aquatic facilities the trend is to build an indoor pool as part of a leisure complex. the complex may include an indoor pool, changerooms, library and multi-purpose rooms. The cost for an indoor pool complex can range from 15 million to 100 million depending on what amenities are part of the complex.

City Pool Public Swim Attendance Numbers 2019-2023 (July & August)

Pool	2019	2020	2021	2022*	2023*
F. H Leslie	7,746	8,048	10,635	15,511	18,062
Prince Charles	5,510	3,757	4,504	7,787	10,727
EE Mitchelson	7,457	5,034	4,394	7,179	closed
NF Lions	4,139	3,317	5,031	7,299	9,836
Buck Hinsperger	1,435	783	1,389	3,789	4,328
Outdoor Pool Total	26,287	20,939	25,953	41,565	42,953
MacBain CC Summer Total				14,568	22,019

* new method implemented to record actual attendance numbers in 2022 and 2023.

Attendance increased this summer due to the hot weather in July. Residents were accommodated at the four pools. Due to the hot weather in July and cooler weather in August the MacBain CC pool also experienced an increase in attendance. Based on the success this summer recommend four (4) pools continue to operate. Staff will continue to evaluate pool attendances and facility condition.

To enhance the outdoor pool visitor experience, enhancements such as expanded deck/grass area, shade shelters, pool seating and picnic tables can be budgeted for and

installed. Approximate cost to add the enhancements at Prince Charles pool is \$255,000. If an outdoor pool is closed staff will survey the neighborhood to determine what amenities are preferred for the greenspace.

The city also operates a total of seven splash pads; five pads located beside outdoor pools, two within City parks and one water feature/spray feature park. Attendance is not recorded at the splash pads as no staff are present.

Community Feedback

Prior to the opening of the outdoor pools this summer, staff received a few emails and phone calls from the public. The residents expressed their concerns with the closing of EE Mitchelson due to significant repairs.

To engage the community, a short Outdoor Pool survey was released this fall to discuss current outdoor pool service level, willingness to pay admission fee for leisure swim, and their thoughts towards increasing taxes to fund need pool capital repairs.

City received 592 completed responses, 159 partial amount, overall total 751of survey responses.

Summary of responses is listed below:

Question			
1. That the City has five outdoor pools?	Need More - 46.7%	Five is good - 43.5%	Too many - 9.8%
2.Are you aware leisure swim is free at outdoor pools?	Yes - 74.2%	No - 25.8%	
3. To keep outdoor pools open, willing to pay a user fee?	Agree - 64.1%	Disagree - 29.8%	N/A - 6.1%
4. How much would you be willing to pay?	\$0-\$4: 85.2%	\$5-\$7: 11.9%	\$7-\$10: 2.9%
5. I would accept an increase in taxes to maintain pools & hrs?	Agree - 35.7%	Disagree - 57.9%	N/A - 6.4%
6. To keep taxes low, I would accept closing one or more pools.	Agree - 23.5%	Disagree - 72.5%	N/A - 4%

Based on the results of the opinion pool/survey appears residents support the current aquatic service level, will pay a fee to access the pools but do not want a tax increase to maintain the outdoor pools.

Operational Implications and Risk Analysis

Recreation & Culture staff provides high quality facilities, greenspaces and services in our community to provide resident-centric experiences.

Council will need to in the future determine the long-term role of outdoor pools. There have been significant changes in the social and economic conditions in the City from when the majority of the pools were constructed. Key decisions will be to:

1. Close and demolish EE Mitchelson Pool immediately.
2. Committing to significant future capital spending for the outdoor pools to extend their life span.
3. Considering further investment to make the pool facilities more accessible and user friendly.
4. To avoid investing significant dollars to capital repairs for the outdoor pools and to close a pool when the outdoor facility is beyond repair with the ultimate goal of building an indoor pool or a newer outdoor pool.

Financial Implications/Budget Impact

Gross operating costs for the outdoor pools are \$700,000 with offset revenues of 35,000. With operating only four (4) pools this summer the city saved approximately \$75,000.

Outdoor pools are maintained by arena operations staff. A four (4) person staff team are scheduled to maintain the pools seven (7) days a week. If the number of pools is reduced options to maintain the pools will be considered. The pools have scheduled staggered closing dates to allocate enough time for arena maintenance.

Strategic/Departmental Alignment

Effectively managing the City's financial resources to meet our current and future obligations without relying on external funding sources or sacrificing our ability to deliver essential services to our residents.

List of Attachments

[RCF-2023-13 - Attachment #2 AquaticFeatures11x17](#)

[R&C-2023-13-Attachment #1 Outdoor Pools Study](#)

Written by:

Kathy Moldenhauer, General Manager of Recreation, Culture & Facilities

Submitted by:

Kathy Moldenhauer, General Manager of Recreation,
Culture & Facilities

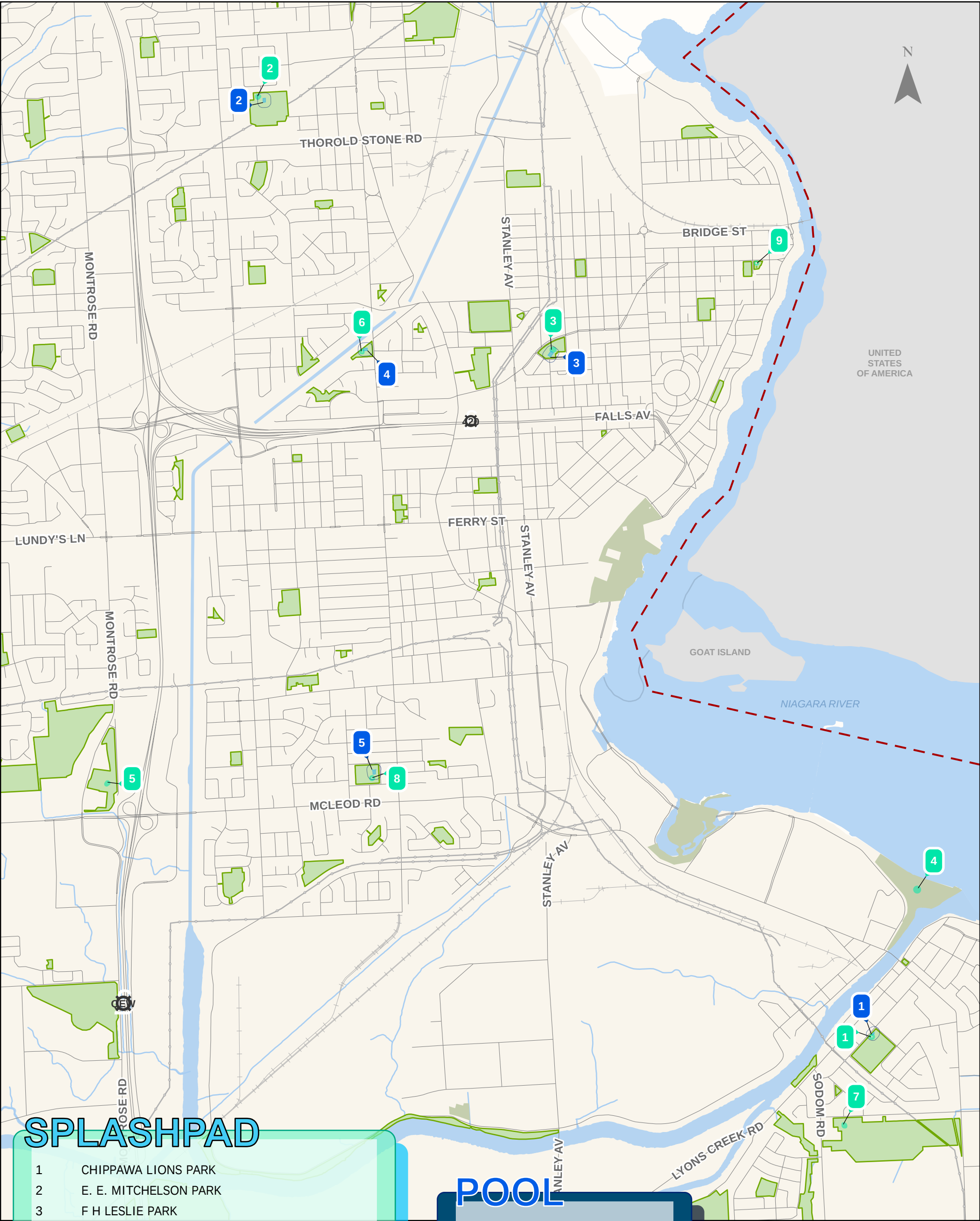
Status:

Approved
- 08 Nov
2023

Jason Burgess, CAO

Approved
- 09 Nov
2023

City of Niagara Falls Outdoor Pools and Splashpads



SPLASHPAD

- 1 CHIPPAWA LIONS PARK
- 2 E. E. MITCHELSON PARK
- 3 F H LESLIE PARK
- 4 KINGSBRIDGE PARK
- 5 MACBAIN COMMUNITY CENTRE PARK
- 6 NIAGARA FALLS LIONS PARK
- 7 PATRICK CUMMINGS MEMORIAL SPORTS COMPLEX
- 8 PRINCE CHARLES PARK
- 9 ROSBERG FAMILY PARK

POOL

- 1 CHIPPAWA LIONS PARK
- 2 E. E. MITCHELSON PARK
- 3 F H LESLIE PARK
- 4 NIAGARA FALLS LIONS PARK
- 5 PRINCE CHARLES PARK

- Legend
- City Owned Park
 - Non-City Owned Park

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Sum of Cost	Column Labels					
Row Labels	2023	2024	2025	2026	2027	Grand Total
Engineering Study	\$90,000.00					\$90,000.00
Chippawa Lions	\$20,000.00					\$20,000.00
EE Mitchelson Park	\$20,000.00					\$20,000.00
FH Leslie Park	\$20,000.00					\$20,000.00
Niagara Falls Lions Park	\$10,000.00					\$10,000.00
Prince Charles Park	\$20,000.00					\$20,000.00
Life Cycle Replacement	\$557,927.50	\$1,248,877.50	\$38,376.00	\$577,713.50	\$135,557.50	\$2,558,452.00
Chippawa Lions		\$83,122.00		\$60,255.00		\$143,377.00
EE Mitchelson Park	\$368,725.50	\$130,715.00	\$38,376.00	\$111,039.50	\$83,141.50	\$731,997.50
FH Leslie Park		\$489,970.00		\$322,270.00		\$812,240.00
Niagara Falls Lions Park	\$14,300.00	\$180,433.50		\$24,492.00	\$52,416.00	\$271,641.50
Prince Charles Park	\$174,902.00	\$364,637.00		\$59,657.00		\$599,196.00
Major Repair	\$137,400.00	\$574,220.00				\$711,620.00
Chippawa Lions	\$20,000.00	\$64,944.00				\$84,944.00
EE Mitchelson Park	\$25,000.00	\$116,184.00				\$141,184.00
FH Leslie Park	\$57,200.00	\$186,724.00				\$243,924.00
Niagara Falls Lions Park	\$35,200.00	\$93,184.00				\$128,384.00
Prince Charles Park		\$113,184.00				\$113,184.00
Grand Total	\$785,327.50	\$1,823,097.50	\$38,376.00	\$577,713.50	\$135,557.50	\$3,360,072.00

Type	Pool	Year	Cost	Reason
Major Repair	Chippawa Lions	2023	\$ 20,000.00	Fixed Portions - Tentative budget to repair the cracked masonry blocks.
Major Repair	Chippawa Lions	2024	\$ 30,000.00	Standard Foundation - A major repair or partial replacement cost of the system based on the outcome of the study is provided.
Major Repair	Chippawa Lions	2024	\$ 34,944.00	Pool Structure - Cost allowance to repair/replace based on the findings and recommendations of the engineering study. The repair/replacement cost is subject to the conclusions of the engineering study.
Engineering Study	Chippawa Lions	2023	\$ 10,000.00	Standard Foundation - The observed step cracks on the masonry wall suggest potential differential settlement of the building foundations or movement of the building structure. A study to confirm the extent of the deterioration, and the repair scope and cost is recommended.
Engineering Study	Chippawa Lions	2023	\$ 10,000.00	Pool Structure - Given the element is generally concealed, a study is recommended to confirm its condition and repair/replacement scope of work, cost, and schedule.
Life Cycle Replacement	Chippawa Lions	2024	\$ 12,012.00	Replace Epoxy Coated / Paint Floors
Life Cycle Replacement	Chippawa Lions	2024	\$ 13,000.00	Replace Panelboards up to 400A
Life Cycle Replacement	Chippawa Lions	2024	\$ 7,800.00	Replace Pool Water Circulation Pumps
Life Cycle Replacement	Chippawa Lions	2024	\$ 41,600.00	Replace Pool Sand Filters
Life Cycle Replacement	Chippawa Lions	2024	\$ 1,950.00	Replace Fixed Seating
Life Cycle Replacement	Chippawa Lions	2024	\$ 6,760.00	Replace Solid Doors - Double
Life Cycle Replacement	Chippawa Lions	2026	\$ 46,800.00	Replace Site Lighting
Life Cycle Replacement	Chippawa Lions	2026	\$ 455.00	Replace Emergency Lighting (Battery Backup)
Life Cycle Replacement	Chippawa Lions	2026	\$ 13,000.00	Replace Pool Return Water Strainers
Major Repair	EE Mitchelson Park	2023	\$ 5,000.00	Isolated areas of spalled concrete around a floor drain were observed. Recommend repair of the deteriorated areas of the slab on grade.

Major Repair	EE Mitchelson Park	2023	\$ 20,000.00	Spalling and efflorescence were observed along the bottom of the brick masonry wall on the south elevation. Repair of the deteriorated masonry is recommended.
Major Repair	EE Mitchelson Park	2024	\$ 23,000.00	Standard Foundations - A major repair or partial replacement cost of the system based on the outcome of the study is provided.
Engineering Study	EE Mitchelson Park	2023	\$ 10,000.00	Standard Foundations - The observed step cracks on the masonry wall suggest potential differential settlement of the building foundations or movement of the building structure. A study to confirm the extent of the deterioration, and the repair scope and cost is recommended.
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 2,925.00	Replace Gutters and Downspouts
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 3,705.00	Replace Windows
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 24,420.50	Replace Asphalt Shingle
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 1,040.00	Replace Epoxy Coated / Paint Floors
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 21,450.00	Replace Plumbing Fixtures (urinals, lavatories, water closets, sinks)
Major Repair	EE Mitchelson Park	2024	\$ 93,184.00	Pool Structure - Cost allowance to repair/replace based on the findings and recommendations of the engineering study. The repair/replacement cost is subject to the conclusions of the engineering study
Engineering Study	EE Mitchelson Park	2023	\$ 10,000.00	Pool Structure - Given the element is generally concealed, a study is recommended to confirm its condition and repair/replacement scope of work, cost, and schedule.
Life Cycle Replacement	EE Mitchelson Park	2023	\$ 22,113.00	Replace Electric Domestic Water Heaters (Commercial Tank Type)
Life Cycle Replacement	EE Mitchelson Park	2023	\$ 91,162.50	Replace Pedestrian Paved Surface
Life Cycle Replacement	EE Mitchelson Park	2023	\$ 3,900.00	Replace Retractable Partitions - Overhead Counter Shutter
Life Cycle Replacement	EE Mitchelson Park	2023	\$ 10,400.00	Replace Pool Play Structures

Life Cycle Replacement	EE Mitchelson Park	2023	\$ 240,240.00	Replace Parking Paved Surface
Life Cycle Replacement	EE Mitchelson Park	2023	\$ 910.00	Replace Emergency Lighting (Battery Backup)
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 3,900.00	Replace Shower Assembly
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 13,000.00	Replace Main Disconnect
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 22,600.50	Replace Branch Wiring and Devices on Low Voltage Electrical Distributiion.
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 3,900.00	Replace Pool Water Circulation Pumps
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 14,274.00	Replace Electrical Distribution
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 7,800.00	Replace Washroom Partitions - Prefinished Metal
Life Cycle Replacement	EE Mitchelson Park	2024	\$ 11,700.00	Replace Solid Doors - Single
Life Cycle Replacement	EE Mitchelson Park	2025	\$ 38,376.00	Replace Ceramic / Porcelain Tile Floor Cover
Life Cycle Replacement	EE Mitchelson Park	2026	\$ 15,600.00	Replace Site Lighting
Life Cycle Replacement	EE Mitchelson Park	2026	\$ 7,507.50	Replace Pedestrian Paved Surface
Life Cycle Replacement	EE Mitchelson Park	2026	\$ 6,500.00	Replace Pool Return Water Strainers
Life Cycle Replacement	EE Mitchelson Park	2026	\$ 1,300.00	Replace Exterior Lighting
Life Cycle Replacement	EE Mitchelson Park	2026	\$ 26,312.00	Replace Exterior Soffits
Life Cycle Replacement	EE Mitchelson Park	2026	\$ 53,820.00	Replace Wood Celling
Life Cycle Replacement	EE Mitchelson Park	2027	\$ 9,516.00	Replace Domestic Pipes and Fittings
Life Cycle Replacement	EE Mitchelson Park	2027	\$ 10,705.50	Replace Waste Pipe and Fittings
Life Cycle Replacement	EE Mitchelson Park	2027	\$ 20,800.00	Replace Pool Sand Filters
Life Cycle Replacement	EE Mitchelson Park	2027	\$ 42,120.00	Replace Fencing and Gates - Chain Link Fence
Major Repair	FH Leslie Park	2023	\$ 57,200.00	Pedestrian Paved Surface - Deficiencies observed during the assessment include cracks on the concrete surface along the edge of the pool. Repair of the affect concrete surface is recommended.
Major Repair	FH Leslie Park	2024	\$ 151,424.00	Pool Structure - Cost allowance to repair/replace based on the findings and recommendations of the engineering study. The repair/replacement cost is subject to the conclusions of the engineering study
Major Repair	FH Leslie Park	2024	\$ 35,300.00	Standard Foundations - A major repair or partial replacement cost of the system based on the outcome of the study is provided.

Engineering Study	FH Leslie Park	2023	\$ 10,000.00	Pool Structure - Given the element is generally concealed, a study is recommended to confirm its condition and repair/replacement scope of work, cost, and schedule.
Engineering Study	FH Leslie Park	2023	\$ 10,000.00	Standard Foundations -The observed step cracks on the masonry wall suggest potential differential settlement of the building foundations or movement of the building structure. A study to confirm the extent of the deterioration, and the repair scope and cost is recommended.
Life Cycle Replacement	FH Leslie Park	2024	\$ 19,500.00	Replace Solid Doors - Single
Life Cycle Replacement	FH Leslie Park	2024	\$ 13,520.00	Replace Solid Doors - Double
Life Cycle Replacement	FH Leslie Park	2024	\$ 106,600.00	Replace Conventional Roof Membrane
Life Cycle Replacement	FH Leslie Park	2024	\$ 8,840.00	Replace Gas Supply Systems
Life Cycle Replacement	FH Leslie Park	2024	\$ 3,120.00	Replace Exhaust Systems
Life Cycle Replacement	FH Leslie Park	2024	\$ 41,990.00	Replace Branch Wiring and Devices on Low Voltage Electrical Distribution.
Life Cycle Replacement	FH Leslie Park	2024	\$ 248,820.00	Replace Parking Paved Surface
Life Cycle Replacement	FH Leslie Park	2024	\$ 3,900.00	Replace Retractable Partitions - Overhead Counter Shutter
Life Cycle Replacement	FH Leslie Park	2024	\$ 43,680.00	Replace Washroom Partitions - Prefinished Metal
Life Cycle Replacement	FH Leslie Park	2026	\$ 31,200.00	Replace Shower Assembly
Life Cycle Replacement	FH Leslie Park	2026	\$ 17,680.00	Replace Domestic Pipes and Fittings
Life Cycle Replacement	FH Leslie Park	2026	\$ 19,890.00	Replace Waste Pipe and Fittings
Life Cycle Replacement	FH Leslie Park	2026	\$ 2,600.00	Replace Exterior Lighting
Life Cycle Replacement	FH Leslie Park	2026	\$ 31,200.00	Replace Site Lighting
Life Cycle Replacement	FH Leslie Park	2026	\$ 219,700.00	Replace Pool Liner
Major Repair	Niagara Falls Lions Park	2023	\$ 35,200.00	Parking Paved Surface - Deficiencies observed during the assessment include alligator and longitudinal cracks, ravelling, which suggest binder loss. Repair of the affected areas is recommended.

Major Repair	Niagara Falls Lions Park	2024	\$ 93,184.00	Pool Structure - Given the element is generally concealed, a study is recommended to confirm its condition and repair/replacement scope of work, cost, and schedule.
Engineering Study	Niagara Falls Lions Park	2023	\$ 10,000.00	Pool Structure - Given the element is generally concealed, a study is recommended to confirm its condition and repair/replacement scope of work, cost, and schedule.
Life Cycle Replacement	Niagara Falls Lions Park	2023	\$ 3,900.00	Replace PoolLife Guard Chair
Life Cycle Replacement	Niagara Falls Lions Park	2023	\$ 10,400.00	Replace Pool Play Structures
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 15,600.00	Replace Overhead Doors - Standard
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 27,300.00	Replace Solid Doors - Single
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 9,568.00	Replace Epoxy Coated / Paint Floors
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 23,400.00	Replace Plumbing Fixtures (urinals, lavatories, water closets, sinks)
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 23,400.00	Replace Shower Assembly
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 16,789.50	Replace Electric Domestic Water Heaters (Commercial Tank Type)
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 13,000.00	Replace Main Disconnect
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 22,724.00	Replace Branch Wiring and Devices on Low Voltage Electrical Distribution.
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 6,500.00	Replace Pool Return Water Strainers
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 14,352.00	Replace Electrical Distribution
Life Cycle Replacement	Niagara Falls Lions Park	2024	\$ 7,800.00	Replace Washroom Partitions - Prefinished Metal
Life Cycle Replacement	Niagara Falls Lions Park	2026	\$ 9,568.00	Replace Domestic Pipes and Fittings
Life Cycle Replacement	Niagara Falls Lions Park	2026	\$ 10,764.00	Replace Waste Pipe and Fittings
Life Cycle Replacement	Niagara Falls Lions Park	2026	\$ 3,250.00	Replace Exterior Lighting
Life Cycle Replacement	Niagara Falls Lions Park	2026	\$ 910.00	Replace Emergency Lighting (Battery Backup)
Life Cycle Replacement	Niagara Falls Lions Park	2027	\$ 52,416.00	Replace Fences and Gates
Major Repair	Prince Charles Park	2024	\$ 20,000.00	Standard Foundations - A major repair or partial replacement cost of the system based on the outcome of the study is provided.

Major Repair	Prince Charles Park	2024	\$ 93,184.00	Pool Structure - Cost allowance to repair/replace based on the findings and recommendations of the engineering study. The repair/replacement cost is subject to the conclusions of the engineering study
Engineering Study	Prince Charles Park	2023	\$ 10,000.00	Pool Structure - Given the element is generally concealed, a study is recommended to confirm its condition and repair/replacement scope of work, cost, and schedule.
Engineering Study	Prince Charles Park	2023	\$ 10,000.00	Standard Foundations - The observed step cracks on the masonry wall suggest potential differential settlement of the building foundations or movement of the building structure. A study to confirm the extent of the deterioration, and the repair scope and cost is recommended.
Life Cycle Replacement	Prince Charles Park	2023	\$ 159,302.00	Replace Parking Paved Surface
Life Cycle Replacement	Prince Charles Park	2023	\$ 15,600.00	Replace Overhead Doors - Standard
Life Cycle Replacement	Prince Charles Park	2024	\$ 23,400.00	Replace Plumbing Fixtures (urinals, lavatories, water closets, sinks)
Life Cycle Replacement	Prince Charles Park	2024	\$ 23,400.00	Replace Shower Assembly
Life Cycle Replacement	Prince Charles Park	2024	\$ 22,724.00	Replace Branch Wiring and Devices on Low Voltage Electrical Distribution.
Life Cycle Replacement	Prince Charles Park	2024	\$ 3,900.00	Replace Pool Water Circulation Pumps
Life Cycle Replacement	Prince Charles Park	2024	\$ 31,200.00	Replace Pool Sand Filters
Life Cycle Replacement	Prince Charles Park	2024	\$ 51,480.00	Replace Fencing and Gates - Chain Link Fence
Life Cycle Replacement	Prince Charles Park	2024	\$ 38,376.00	Replace Ceramic / Porcelain Tile Floor Cover
Life Cycle Replacement	Prince Charles Park	2024	\$ 14,352.00	Replace Electrical Distribution
Life Cycle Replacement	Prince Charles Park	2024	\$ 7,800.00	Replace Washroom Partitions - Prefinished Metal
Life Cycle Replacement	Prince Charles Park	2024	\$ 148,005.00	Replace Pedestrian Paved Surface
Life Cycle Replacement	Prince Charles Park	2026	\$ 9,568.00	Replace Domestic Pipes and Fittings
Life Cycle Replacement	Prince Charles Park	2026	\$ 10,764.00	Replace Waste Pipe and Fittings
Life Cycle Replacement	Prince Charles Park	2026	\$ 1,300.00	Replace Exterior Lighting
Life Cycle Replacement	Prince Charles Park	2026	\$ 910.00	Replace Emergency Lighting (Battery Backup)

Life Cycle Replacement	Prince Charles Park	2026	\$ 6,500.00	Replace Pool Return Water Strainers
Life Cycle Replacement	Prince Charles Park	2026	\$ 15,600.00	Replace Site Lighting
Life Cycle Replacement	Prince Charles Park	2026	\$ 15,015.00	Replace Pedestrian Paved Surface