

COMMUNICATION 137029

Received From: Ross Rankin, Property and Project Manager
Addressed To: Committee of the Whole
Date: April 21, 2026
Topic: Emergency Repairs to Main Pool Area Heat Exchanger

SUMMARY

The purpose of this report is to provide Council with an update on the repairs to the Main Pool Area heating system which included the replacement of the Heat Exchanger.

BACKGROUND

On December 12, 2025, Pool staff notified the Property Management Department that the main pool air temperature was not meeting its target. The issue was investigated by staff and a contractor was contracted to investigate further. Several cracks were identified in the heat exchanger requiring it to be replaced.

Property Management staff purchased and installed carbon monoxide (CO) monitors that same day to monitor the levels and ensure they were safe for staff and patrons.

COMMENTS

The contractor provided staff with two (2) options.

- Option 1 - replace the furnace portion of the heating system;
- Option 2 - replace only the heat exchanger

Due to the 5-6 week lead time on both components, two (2) contractors were requested to provide pricing. The prices obtained were as follows:

FIRM NAME	FURNACE REPLACEMENT	HEAT EXCHANGER REPLACEMENT
TL Mechanical	\$29,900.00	\$21,900.00
Modern Niagara	\$31,885.00	\$25,561.00

Note: HST in addition to above prices

The best price for the new heat exchanger was \$21,900.00 plus HST and for the replacement of the furnace was \$29,900.00 plus HST. The shutdown time to complete the works was estimated at 2-3 days for either option. Staff determined that the less expensive heat exchanger replacement was the preferred course of action.

The low bidder, TL Mechanical was contracted to complete the replacement of the heat exchanger. The pool was shutdown on February 25, 2026 and the work was completed on February 27, 2026. The pool opened for full operations on February 28, 2026.

FINANCIAL IMPLICATIONS

The total unfunded budgeted amount for these works is \$21,900.00 plus HST. In discussions with the Treasurer, she recommends that this amount be funded through

the year end surplus, if any, or from the Asset Management Reserve. As HST is added to the costs for use of the facility, the Town receives a full HST rebate. As a result, the net price to the Town is \$21,900.00.

STAFF RECOMMENDATION

THAT Council receive the report from the Property and Project Manager on the emergency replacement of the main pool area heat exchanger dated April 21, 2026;
and

THAT the budget deviation of \$21,900.00 be funded through the year end surplus, if any, or from the Asset Management Reserve.