

Report to Council

Report Title:	Walkerton Centennial Park Pool Floor Refinishing		
Prepared By:	Colleen Gillis, Director of Community Services		
Department:	Recreation		
Date:	February 11, 2025		
Report Number:	REC2025-02	File Number:	C11REC
Attachments:	Photos of Pool Floor		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number REC2025-02 - Walkerton Centennial Park Pool Floor Refinishing, prepared by Colleen Gillis, Director of Community Services and in doing so approves the inclusion of refinishing pool floors with epoxy finish within the 2025 Capital Budget as tax rate funded for an estimated cost of \$20,000.

Report:

Background:

This report follows up on the January 14th budget meeting, providing the Council with essential information about the inclusion of epoxy floors for the Walkerton Centennial Park Community Pool in the 2025 budget. Since its opening in 1963, the Walkerton Centennial Park Community Pool has been a vital community resource, offering recreational, fitness, and swim instruction opportunities for residents. The pool changeroom floors are currently constructed from sealed, cast-in-place concrete floor slabs, which are showing significant signs of wear and deterioration. These include surface cracks and reduced traction, creating safety hazards and negatively impacting the user experience.

Annual maintenance before the seasonal opening involves pressure washing, painting, repainting with a sand mixture, and applying sealant. This process requires approximately one week of labor with two staff members. Challenges have arisen when cold weather or concrete conditions delay the process, leading to adhesion issues and requiring the process to be repeated.

The daily cleaning routine includes a thorough sweep to remove dirt, sand, and debris, checking and clearing drains to ensure proper water flow, and midday squeegeeing to remove excess water. At the end of the day, the floors are sprayed with a disinfectant for deep cleaning. Staff have reported difficulty performing cleaning duties due to the existing floor coating of paint and sand, which makes it challenging to properly sweep and

squeegee the floors. This has led to wear and the gradual deterioration of the coating, further affecting the appearance of the floors.

In 2020, industrial benches were removed from the changerooms, leaving holes in the floor where the previous anchor points were. These holes were patched with cement, but the repairs have eroded over time, resulting in further chipping and deterioration. The attached photos illustrate the remaining holes and the damage caused by wear and tear, emphasizing the urgent need for proper repairs and resurfacing.

In 2024, during a routine Public Health inspection, concerns were raised regarding the current state of the floors, citing hygiene and safety risks. The Municipality of Brockton Health and Safety Committee reported an infraction due to the slippery floors, prompting staff to repaint with sand and reseal them with an anti-slip coating. This repair resulted in a full two-day closure of the pool. Additionally, staff reported minor slips and falls, leading to incident/accident reports being filed.

Analysis:

To address health and safety concerns, reduce service disruptions, and improve maintenance efficiency, the floors at Walkerton Centennial Pool must be refinished. Staff consulted with commercial pool and changeroom coating experts who assessed the current floor condition. To meet safety standards, provide durability, and ensure ease of maintenance, the floor would require grinding, concrete repairs, and the application of an anti-slip sealant. Staff considered two options:

1. **Option One:** Rubber matting to cover the floors. Estimated cost: \$15,537 plus shipping. Annual maintenance would follow similar procedures to the current painting system. Daily cleaning would require mats to be removed for floor cleaning. This option was not recommended due to the time-consuming nature of maintenance, the risk of mold growth, and challenges in securing the mats to prevent movement.
2. **Option Two:** Epoxy finish with an estimated cost of \$20,000. Annual maintenance would involve pressure washing and using a disinfectant foam, reducing the opening procedure from the current 8-day task (128 staff hours) to a 2-day task (32 staff hours), saving 96 staff hours. Daily maintenance would also be more efficient, allowing staff time to be reallocated to other parks and maintenance tasks within the municipality rather than being spent on floor upkeep.

To resolve these ongoing issues, staff recommend installing epoxy floors, an industry standard for high-traffic aquatic environments. This flooring option will provide numerous benefits, including slip resistance, which significantly reduces the risk of falls and injuries; seamless, easy-to-clean surfaces; durability and long-lasting performance; and the most important benefit of mitigating ongoing health and safety concerns.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment N/A

- Recommendations contribute to achieving Economic Development N/A
- Recommendations contribute to achieving Municipal Governance Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

A cost-benefit analysis indicates that investing in epoxy flooring will reduce long-term maintenance costs and extend the functional life of the pool changeroom floor. The estimated cost for refinishing the pool floors with epoxy flooring, including preparation, materials, and labor, is approximately \$20,000 as quoted by a local provider.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Colleen Gillis, Director of Community Services

Reviewed By:



Sonya Watson, Chief Administrative Officer