

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. CSD-2022-0014**

**FOR THE CONSIDERATION OF  
COUNCIL**

November 30, 2022

**SUBJECT: Georgina Leisure Pool Lighting Retrofit**

---

**1. RECOMMENDATION:**

- 1. That Council receive Report No. CSD-2022-0014 prepared by the Facilities Division, Community Services Department dated November 30, 2022 respecting the Georgina Leisure Pool Lighting Retrofit.**
- 2. That Council preapprove \$200,000 of funding, as listed in the 2023 Draft Budget, business case 23-CI-CS-07 2023 BCA Program, to expedite the delivery of the project.**
- 3. That Council award the contract for “Georgina Leisure Pool Lighting Retrofit” to Conrad Lighting Solutions Inc.**
- 4. That Council authorize the Manager of Procurement Services to issue a purchase order up to a maximum of \$196,500, excluding applicable taxes to Conrad Lighting Solutions Inc. for retrofit of lighting at the Georgina Leisure Pool.**

**2. PURPOSE:**

The purpose of this report is to seek and obtain Council’s pre-approval for \$200,000 to complete the Georgina Leisure Pool Lighting Retrofit project and award the project to Conrad Lighting Solutions Inc (CLS), in association with Local Authority Services (LAS).

**3. BACKGROUND:**

In 2018, the Town’s Sutton Multi-Use Facility School Board Partners undertook a joint capital initiative to upgrade all of the lighting within the Sutton Multi-use Facility, inclusive of the library and swimming pool facilities. Shortly after completion of the project, staff began to experience issue with the new LED bulbs.

The new LED bulbs were burning out and emitting a strong burning odor through the facility. Consequently, the LEDs were removed and replaced with the original High-Density Discharge (HID) bulbs (reinstallation of original bulbs).

In September 2022, staff expressed concern with the pool deck lighting quality and LAS Consultants was engaged to perform a proper lighting inspection and assessment at the Georgina Leisure Pool above the deck area.

It was discovered that lighting levels were far below legislated levels for Public Pools under O.Reg.525 (minimum 200 LUX). The original HID bulbs have now, over time, gradually weakened and do not provide the required minimum legislated illumination of 200 LUX on the pool deck and require replacement.

Current lighting of the pool deck area comprises of 62 upward facing fixtures, each with High Intensity Discharge (HID) 400-watt lamps. The lamps have exceeded their lifespan and the recently completed 2021 Building Condition Assessment (BCA) Report for the Georgina Leisure Pool (GLP) recommends retrofitting these fixtures with high efficiency LED units.

The cost projection for this capital initiative is included as part of the BCA Business Case within the upcoming 2023 Draft Budget, with a total budget cost of \$200,000 to complete the full retrofit of light fixtures to LED in order to obtain the required lighting levels to optimize efficiency and energy savings.

Due to the time sensitivity of this project and to the fact that the light fixtures are provided by a limited number of suppliers, it is recommended that a Sole Source (CLS) be pursued, as they have submitted a detailed proposal and can complete the project in the most expeditious manner.

Program staff are currently scheduling “Dark Guards” on the pool deck as part of our regular lifeguarding rotation in order to mitigate the risks associated with insufficient lighting and ensure optimal safety of our patrons.

In order to correct the lighting deficiency and avoid a potential closure of the facility by the Public Health Unit, staff are requesting Council provide pre-approval of the Capital Lighting Retrofit Project as captured and listed within the Town’s 2021 Building Condition Assessment (BCA) Program and as listed in the 2023 Draft Budget, business case 23-CI-CS-07.

#### **4. ANALYSIS:**

Recent analysis of the issue revealed that two lighting options are available.

- Upward facing lighting (which is the current orientation at the pool)
- Downward facing fixtures

Program and lifeguarding staff have expressed concerns about glare from downward facing fixtures, and the pool facility was design to use upward facing light fixtures to effectively illuminate the space. It is staff’s recommendation to replace the old upward facing fixtures with same style (upward facing) as the preferred option.

Energy consumption (electricity) savings through this retrofit project is estimated to be 93,801 KWH per year, equal to approximately \$15,000 in operational savings. Annual Maintenance savings are estimated to be \$6,000.

Additional pool staff (Dark Guards) currently scheduled to mitigate our situation (insufficient lighting levels) are at a cost of \$1,136 per week. The new lighting retrofit will further eliminate this current additional cost to the Town's Georgina Pool operations expenditures.

Any incentive applications will be completed by LAS/CLS.

**5. RELATIONSHIP TO STRATEGIC PLAN:**

Priority 1: Grow our economy

Priority 2: Promote a high quality of life

Priority 4: Deliver exceptional service

**6. FINANCIAL AND BUDGETARY IMPACT:**

The cost of this project is \$200,000 and will be funded by the Facility Repair and Replacement Reserve. This project is currently captured in the 2023 Draft Budget.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

There are no public consultation requirements associated with this project.

**8. CONCLUSION:**

It is the recommendation of the Community Services Department (Facilities Division) that pre-approval of the BCA Capital Lighting Retrofit Project for the Georgina Leisure Pool in the amount of \$200,000 be endorsed by Council as well as the ability for staff to single source this project initiative to CLS in order for staff to expeditiously complete this project as soon as is possible.

**APPROVALS**

Prepared By: Tim McClatchie  
Manager of Facilities

Recommended By: Dan Buttineau  
Director of Community Services

Reviewed By: Rob Wheeler  
Deputy CAO\ Treasurer

Approved By: Ryan Cronsberry  
Chief Administrative Officer