



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 3, 2023

SUBJECT: Town of Johnstown YMCA Recreation Center Update - Natatorium

ACTION PROPOSED: Discussion Purposes Only

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

In January 2023, the Town was notified by representatives of the YMCA regarding operational issues in the natatorium. Specifically, the Pool Dehumidification Unit (PDU) was inoperable and had been since September 2022. The purpose of the PDU is to help maintain a consistent relative humidity and temperature range inside the natatorium. The unit evidently was not operating properly or at all and was causing corrosion in various elements of the PDU and inside the natatorium.

In an effort to identify how this occurred, the Town contacted its insurance carrier and also engaged with RD3, a forensic mechanical engineer. This occurred on February 10, 2023. Concurrently, replacement parts had been ordered through Trane, which were continually delayed. Council was notified via email on February 26, 2023 regarding this issue, but at the time Staff did not have much information given the exact scope of the issue, damage caused, and what exactly needed to be fixed on the PDU to make it operational again. The unit was finally repaired on June 14, 2023. Unfortunately, on June 20, 2023 the exhaust fan failed and the unit was restarted and operational on June 21, 2023. At this time, the unit has been operational from this date.

The Town also took additional steps necessary to remediate some of the damage that has been caused inside the natatorium by receiving professional bids for the service. The Town received two proposals from three contractors that attended a pre-bid meeting on April 11, 2023. The submittals that were ultimately received by the Town on April 30, 2023 are as shown below. They each provided the cost for services to be performed either while the facility was open or an alternative work schedule that would be conducted while the facility was closed for the evening:

Contractor	Performance of Work While Facility is Open	Performance of Work After Hours
All Dry Restoration	\$117,861.00	\$176,800.00
All Phase Restoration	\$299,767.00	\$450,000.00

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

Below is a listing of the known costs that are going to be attributable to getting the facility back up and fully operational. There may be additional costs, but we do not know what or when those may be assessed.

Contractor	Estimated Cost
RD3 Mechanical Engineers	\$18,130.00
Century Environmental Hygiene, LLC	\$5,565.00
Trane	\$30,022.00
Vectra Mechanical	\$3,700.00
Low Bid Proposal	\$117,861.00 - \$176,800.00
TOTAL ESTIMATE TO DATE	\$175,278.00 - \$234,217.00

The Town’s insurance carrier has denied our request for coverage. Currently, RD3 continues to try and identify the key component that caused the issue on the PDU which subsequently had a cascading effect on it and other portions of the natatorium. Some of the cascading effects include corrosion of the PDU, impact to the walls of the facility, and the existence of mold in areas of the walls of the facility. It is important to note that as part of testing the mold levels were normal, meaning not higher than outside levels.

Currently, this is informational/discussion purposes only, but more importantly to keep Council abreast as to where we currently are on this issue. Furthermore, a budget amendment will need to be accommodated at the end of this fiscal year based on the costs incurred. These costs are the responsibility of the Town based on our current operations and maintenance agreement with the NoCo YMCA.

Considering the PDU has been operational consistently at this time, it may be appropriate to push forward with the restoration/construction component of the facility. Staff would recommend at a minimum, closing the pool during this time period.

I am happy to answer any additional questions or get information to questions you may have that I don’t have answers to currently.

Reviewed and Approved for Presentation,



Town Manager