

Minutes of the Lithgow Indoor Aquatic Centre Advisory Committee meeting held on Thursday, 29 March 2012 at Lithgow City Council

Present: Councillor Ray Thompson (Chairman), Councillor Col Hunter, Mr Roger Bailey, Mrs Karen Luka, Mr Darren King, Mr Terry Cambourn, Mr Iain Stewart (Group Manager Operations), Miss Maddison Bailey (Trainee Engineer) and Miss Leanne Kearney (Assets and Project Engineer).

Apologies: Mrs Jodie Stewart.

Opened: 4.00pm

1. Construction Progress Report

Mr Iain Stewart provided the following progress report:

- Construction works commenced in September 2011, with demolition works commencing in early October 2011. Once the concrete concourse and pool structures were removed from site, a geotechnical report advised that the existing ground was not suitable for construction, and required additional works to rectify the bad ground. Sections of fill were removed from site, and replaced with suitable fill. This work delayed the project by six (6) weeks, and unexpected rock was encountered during the rectification works.
- Due to this work, Hines have requested the following variations:
 - Variation 1 for Rock \$7,260.00 (ex GST)
 - Variation 2 for Bad Ground \$113,132.65 (ex GST)
- Variations equal \$120,392.65 and can be covered in Council's allocation for contingencies (\$180,361.00).

The Committee resolved to recommend for Council to accept and approve Variation 1 for Rock (\$7,260.00 ex GST) and Variation 2 for Bad Ground (\$113,132.65 ex GST), to be funded from Council's allocation for contingencies.

Moved: Karen Luka

Seconded: Terry Cambourn

- Additional variations are expected for revised drainage works due to unexpected site conditions, and installation of a water tank as per Sydney Catchment Authority consent conditions (brought forwarded from Stage 2 works).
- As all of the ground works have been completed, there are not expected to be any further variations for the project.
- Between November 2011 and March 2012 works have proceeded slowly, and been further delayed due to the rain. Due to this, Hines have requested the following variation:

- Extension of Time to 30.7.2012

The Committee resolved to recommend for Council to approve the extension of time to 30 July 2012 due to uncontrollable delays caused by inclement weather.

Moved: Karen Luka

Seconded: Terry Cambourn

- The progress of works are detailed below:
 - Site preparation COMPLETED
 - Inground services
 - Electrical COMPLETED
 - Gas COMPLETED
 - Water COMPLETED
 - Stormwater COMPLETED
 - Sewer COMPLETED

- Wall panels
 - Amenities COMPLETED
 - Administration 80% Complete
 - Structural steel
 - Amenities 80% Complete
 - Administration Ordered
- The following works are scheduled to be completed by 30 July 2012:
 - Painting
 - Joinery
 - Windows
 - Hidroplay
 - Concourse
 - Tiling
 - Electrical
 - Mechanical
 - Fit Out
- Due to the weather, the orders of works were changed, including the precast wall panels being manufactured off site to prevent any additional delays to construction. This has not caused any additional expenditure to Council.
- Some tree limbs in George Coates Avenue had to be removed to enable the administration building to be constructed, and this work was very minimal and undertaken by Council contractors in consultation with Hines. The trees have not been imbalanced by this work, and the removal has not affected the aesthetics of the area.
- There was an error in the initial calculation spreadsheet of figures provided in the revised tender price, it was reported and accepted by Council that the original figure was \$1,921,669.00, however, this figure should have been a total of \$1,922,699.00. This has resulted in the tender awarded being \$1,803,611.00 (ex GST) when it should have been \$1,804,641 (ex GST).

The Committee resolved to recommend for Council to accept the corrected original tender price of \$1,804,611.00 ex GST.

Moved: Karen Luka

Seconded: Terry Cambourn

2. Review of Business Plan

- Mr Roger Bailey advised Paul Toole MP, Member for Bathurst, requires a copy of the staging plans to possibly assist in lobbying for funding for Stage 2 of the Lithgow Aquatic Centre.
- Mr Iain Stewart advised that a review of the business plan is required, but only certain sections. It is proposed to engage a consultant to the financial section of the existing business plan, without undertaking a full review to as this is not warranted. This review will include reviewing of future staging costings, as well as estimated operation and maintenance expenditure for future staging. Mrs Karen Luka suggested that the consultant also investigate options including dry land components (being a gymnasium, playing court etc), as a number of other facilities incorporate these facilities to offset the cost of operations of the pool.

The Committee resolved to recommend for Council to liaise with consulting companies regarding costs of reviewing the existing business plan and provide a report back to the Advisory Committee.

Moved: Col Hunter

Seconded: Karen Luka

3. Funding for Stage 2

- Mr Roger Bailey advised that Council is currently looking at various methods to fund Stage 2, including utilising Management Plan and Section 94 funding that may be available.
- Section 94 contributions are provided by developers, and are set on a sliding scale fee dependent on the value of the development. Current planning indicates that completion of Stage 2 can be achieved in the 2017 / 2018 financial.
- Planning Agreements are an alternative source of income, however, are only voluntary and it is difficult to use this method to estimate and plan estimated funding.

The Committee resolved to recommend for Council to proceed with planning for funding of Stage 2 of the Lithgow Aquatic Centre through Section 94 contributions and the Management Plan, and for this project to be accelerated if additional grant funding can be secured.

Moved: Karen Luka

Seconded: Col Hunter

4. General Business

- The Advisory Committee discussed the previous proposal to alter the pool operation hours, and believes that this issue needs to be revisited, particularly after the completion of Stage 1 work. The facility needs to have the flexibility to be able to cater for periods of no patronage, as well as when patronage is above what is expected. Col Hunter enquired of the major cost of operating the Pool, and Iain Stewart advised that wages make up the majority of the operational budget, which is why the Advisory Committee investigated and proposed a change to operating hours.

The Committee resolved to recommend to Council to undertake a survey of users and the community to determine needs and peak usage times, and to report back to the Advisory Committee.

Moved: Karen Luka

Seconded: Col Hunter

- Mr Terry Cambourn advised that the 50 metre pool requires a major revamp, as there are broken tiles in the pool, and the facility generally looks in bad condition. Mr Iain Stewart advised that there are plans to refurbish the 50 metre pool after Stage 3 works are complete, however, dependant on condition of the structure, these works may need to be accelerated to prevent Lithgow being left without a facility. This is an issue that Council will review at the end of each swimming season.
- Mr Terry Cambourn advised that the Lithgow War Memorial Olympic Swimming Pool is 50 years old in November 2012, and suggested that the official opening for Stage 1 be held in conjunction with milestone celebrations.

The Committee resolved to recommend for Council to proceed with planning for the official opening of Stage 1 to be held in conjunction with 50 year celebrations in November 2012.

Moved: Karen Luka

Seconded: Col Hunter

Recommendations:

1. The Committee resolved to recommend for Council to accept and approve Variation 1 for Rock (\$7,260.00 ex GST) and Variation 2 for Bad Ground (\$113,132.65 ex GST), to be funded from Council's allocation for contingencies.
2. The Committee resolved to recommend for Council to approve the extension of time to 30 July 2012 due to uncontrollable delays caused by inclement weather.
3. The Committee resolved to recommend for Council to accept the corrected original tender price of \$1,804,611.00 ex GST.
4. The Committee resolved to recommend for Council to liaise with consulting companies regarding costs of reviewing the existing business plan and provide a report back to the Advisory Committee.
5. The Committee resolved to recommend for Council to proceed with planning for funding of Stage 2 of the Lithgow Aquatic Centre through Section 94 contributions and the Management Plan, and for this project to be accelerated if additional grant funding can be secured.
6. The Committee resolved to recommend to Council to undertake a survey of users and the community to determine needs and peak usage times, and to report back to the Advisory Committee.
7. The Committee resolved to recommend for Council to proceed with planning for the official opening of Stage 1 to be held in conjunction with 50 year celebrations in November 2012.

Closed: 4.50pm