

## MINUTES – AQUATIC CENTRE COMMITTEE – WEDNESDAY 23 JULY 2014



### **ITEM 1: PRESENT AND APOLOGIES**

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**PRESENT:** Clr Ray Thompson (Chairman), Clr Col Hunter, Roger Bailey (LCC), Terry Cambourn, Darren King, Maree Evans, Jodie Stewart, Stephen Johansson (Facility Design Group)

**APOLOGIES:** Karen Luka

**OFFICERS:** Iain Stewart, Maddison Bailey

**DECLARATION OF INTERESTS:** Nil.

### **ITEM 2: CONFIRMATION OF MINUTES FROM THE PREVIOUS MEETING**

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The Minutes of the Aquatic Centre Committee Meeting held on Tuesday 18 February 2014 were adopted by Council on Monday 3 March 2014.

#### **ACTION**

**THAT** the Minutes of the meeting of 18 February 2014 be taken as read and confirmed.

**MOVED:** Darren King

**SECONDED:** Maree Evans

### **ITEM 3 – BUSINESS ARISING FROM THE PREVIOUS MINUTES**

Nil

### **ITEM 4 – UPDATE ON LITHGOW AQUATIC CENTRE STAGES 2 & 3**

The contract for the construction of Lithgow Aquatic Centre Stages 2 & 3 was awarded to Icon Building Group, following Council's resolution to accept their tender for \$3,085,300 (ex GST) on 14 April 2014 (Minute 14-154). Icon commenced works onsite in early June. Three variations have been received and approved, totalling \$56,469.70 + GST.

Original Contract Amount \$ 3,085,300.00 ex GST				
Variation Number	Date	Description	Amount	Revised Contract Value
1	06-Jun	Additional survey – identification/location of boundaries, building	\$ 2,802.00	\$3,088,102.00

		location, and setback. Mark boundary		
2	19-Jun	Services Relocation - gas and water services are located in the wrong position and interfere with the placement of piers and footings. Must be removed and relocated. Unknown cost - approx \$32,000	\$ 26,239.20	\$3,114,341.20
3	07-Jul	As per Engineer's request - Additional Structural Steel, including drawings, supply, fabrication, galvanisation, additional crane hire, installation.	\$ 30,036.00	\$3,144,377.20
4	07-Jul	Pier Adjustment - reduced amounts from tender allowances. Geotech Engineer certified.	-\$ 2,607.50	\$3,141,769.70
TOTAL			\$ 56,469.70	

Variation 3 resulted in an extension of time request of 4 days. The revised practical completion date is 11 May 2015.

The proposed method of ventilation of the pool hall was discussed. Stephen Johansson explained that the cost of installing a dehumidification system is approximately \$500,000.00, with excessive ongoing maintenance and operational costs, deeming the system unfeasible. As an alternate method to dehumidify and ventilate the pool hall, Facility Design Group have designed the pool hall to provide natural ventilation. This system involves in-slab hydronic heating, forcing warm air to rise, flowing along the curved roof and out of the pool hall through louvres on the western wall. In addition, the pool will be covered overnight in order to reduce heat loss and condensation.

The committee was informed by Stephen Johansson that the pool will have the capacity to be heated to 31 degrees. The committee agreed that the running temperature should be around 28-29 degrees, midway between the optimal temperatures for Learn to Swim and Squad Training. The pool temperature can also be warmer in the morning for Learn to Swim, and cooler in the afternoon for Squad Training.

#### **ACTION**

**THAT** the information regarding the update on progress of the Lithgow Aquatic Centre Stages 2 & 3 project is noted.

**MOVED:** Jodie Stewart

**SECONDED:** Clr Col Hunter

**ITEM 5                    \$3 MILLION STATE GOVERNMENT FUNDING ALLOCATION FOR  
LITHGOW AQUATIC CENTRE**

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On 17 June 2014, the State Government announced that \$3million funding would be made available for the Lithgow Aquatic Centre over the next two years. \$750,000 will be available for 2014/15, and a further \$2.25million in 2015/16. Council has not yet received a funding agreement. In 2013 Council was successful in obtaining a \$5.6 million loan under the Local Infrastructure Renewal Scheme (LIRS) for Stages 2, 3 and 4 of the Aquatic Centre project. Council has allocated \$3,353,269.70 (ex GST) of the LIRS loan towards Stages 2/3.

Stage 2/3	Amount ex GST
Consultancy	\$ 211,500.00
Construction	\$ 3,141,769.70
<b>Sub Total</b>	<b>\$ 3,353,269.70</b>

The cost estimate for stage 4 is as follows, based on tenders received by Council for TEN02/14 dated 31 March 2014:

Stage 4	Icon	Hines	Rapid
Consultancy	\$128,000	\$128,000	\$128,000
Construction	\$2,089,000	\$1,689,566	\$1,926,759
Contingency	\$200,000	\$200,000	\$200,000
<b>Total ex GST</b>	<b>\$2,417,000</b>	<b>\$2,017,566</b>	<b>\$2,254,759</b>
<b>Time for completion</b>	<b>7 months</b>	<b>4.3 months</b>	<b>7 months</b>

Council's tender evaluation panel conducted detailed reviews of all three tenders. Both Rapid Constructions and Icon Building Group demonstrated a good understanding of the requirements, and have previous experience in similar projects. The panel had concerns over both the time and cost proposed by Hines Constructions. It was considered that the nominated 4.3 months was unachievable for the many detailed components of the project, and the panel was concerned that the full project scope may not be fully understood.

On 14 April 2014, Council resolved to not accept any tenders for Stage 4 of the Lithgow Aquatic Centre, in favour of proceeding immediately with Stage 2/3.

**14-154 RESOLVED**

THAT Council:

1. Proceed with Stages 2 and 3 of the Lithgow Aquatic Centre as a priority
2. ACCEPT the tender from Icon Building Group for the construction of Lithgow Aquatic Centre Stage 2 and 3 for the sum of \$3,085,300 (ex GST)
3. Council NOT accept tenders for the construction of Lithgow Aquatic Centre Stage 4 at this time.
4. Continue to lobby for funding for the projects

A condition report for the outdoor pool was prepared by Facility Design Group Architects in November 2013. This report gave an itemised breakdown of the current condition of assets at the pool, and highlighted a number of issues, including:

- Pool and Balance Tank: 2-8 year service life. Pool water turnover is not compliant with NSW Health Guidelines. The tiling is badly degraded and is sharp and dangerous for patrons. There is evidence of water loss and concrete cancer.
- Concourse and Drainage: 3-8 year service life. A number of slip and trip hazards found.

- Tiered Concrete Seating and Shade Structure: 3-4 year service life for shade structure.
- Gravity Sand Filters and Pool Plant: 1-3 year service life. Not compliant with NSW Health Guidelines.
- Service Delivery Area: Non-Compliant to EPA standards for chemical handling.

Urgent repair works are currently being undertaken to the pool plant to ensure that the outdoor pool is able to be re-opened in October for the 2014-15 season. It is anticipated that when these works are completed, the pool plant will be in a condition to last a further two swimming seasons.

The three options currently available to proceed with Stage 4 are as follows:

**Option 1: Immediate commencement of Stage 4**

This option would involve Council proceeding to immediately call tenders for the construction of Stage 4. The tender and design documents can be reused from the call for tenders earlier in 2014. An open tender process would take 3 weeks, with tenders closing early September 2014. A contract would be awarded early October 2014, allowing the contractor to be on site early November 2014. With an anticipated construction period of 8 months (an additional 4 weeks has been allowed onto the tendered schedules for wet weather delays), construction would be completed around July 2015.

Advantage: Immediate repair/replacement of all non-compliant items

Disadvantages: No pool facilities available in Lithgow for the 2014/15 summer swimming season, potential conflict of two head contractors on the same site.

**Option 2: Commencement of Stage 4 in February 2015**

Going to tender later in 2014, starting March 2015 or possibly a February 2015 commencement. This would result in the early closure of the outdoor pool for the 2014/15 summer swimming season, in the last week of February 2015. By commencing works in March, it is expected that Stage 4 would be completed by October 2015 or early November 2015. The new indoor facilities are anticipated to be completed mid-May 2015.

Advantage: Pool facilities available for most of the 2014/15 summer swimming season.

Disadvantages: Potential conflict of two head contractors on the same site. In addition, the early closure of the pool for the 2014/15 season. With the new indoor pool not likely to be completed until May, there will be approximately 3 months between the closure of the outdoor pool and opening of the Indoor Pool.

**Option 3: Defer Commencement of Stage 4 until February 2016**

If Council were to delay the commencement of Stage 4 until February 2016, the outdoor pool could remain open until the end of the 2014/15 season, being April 2015. The outdoor pool would need to close early in the 2015/16 season, however the indoor pool facilities would by this stage be available. The tendering process would need to commence in late 2015.

Advantage: No interruption to 2014/15 swimming season. Early closure of the outdoor pool in the 2015/16 season would be offset by the availability of the indoor pool.

Disadvantage: An additional 2 seasons with the current facilities.

If Options 1 or 2 were preferred by the committee, it is anticipated that suitable arrangements could be put in place to minimise any overlapping areas within the pool complex for the two head contractors.

The Committee discussed the three options. It was decided that a modified Option 2, being the commencement of Stage 4 in 2015, was the most advantageous. The committee expressed concern with ending the 2014/15 season early by closing the pool in February, as the swimming club remains quite active until the end of March. By closing the pool at the end of March 2015 and immediately commencing Stage 4, it is anticipated that the project will be completed and the outdoor pool ready to reopen in November/December 2014, subject to weather. The Committee were advised that the project may be subject to weather delays, causing the project to run into early 2016, however by this stage the indoor pool will be available for use.

**RECOMMENDATION:**

**THAT** Council:

1. Proceed with Stage 4 of the Lithgow Aquatic Centre.
2. Commence Stage 4 works in April 2015.
3. End the 2014/15 Swimming Season early and close the 50m outdoor pool at the Lithgow Aquatic Centre at the end of March 2015.
4. Call for tenders in late 2014 for the commencement of construction of Stage 4 of the Lithgow Aquatic Centre in March 2015 and use the selective tender method, pursuant to section 168 of the Local Government (General) Regulation 2005.
5. Send a letter of appreciation to Paul Toole for the \$3 million State Government grant.

**MOVED:** Clr Col Hunter

**SECONDED:** Jodie Stewart

**ITEM 6: GENERAL BUSINESS**

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**a) Swimming Club Storage**

Concern regarding the ongoing use of the storage area in the clubhouse during the winter months was raised by the Swimming Club, concerned for members having to access the clubhouse whilst the outdoor pool is closed. The Swimming Club would prefer that an area is made available for use within the 25m indoor pool complex to be utilised during the winter season.

**ACTION:**

**THAT**

1. The swimming club investigate storage requirements and options, and report back to the Aquatic Centre Committee.

**MOVED:** Jodie Stewart

**SECONDED:** Darren King

**b) Resignation of Pool Manager**

The committee were advised that the Pool Manager has resigned, and that Council were looking to temporarily appoint a team leader.

**ACTION:**

**THAT**

1. The information regarding the resignation of the Pool Manager is noted.

**MOVED:** Maree Evans

**SECONDED:** Darren King

**There being no further business the meeting closed at 4.50pm.**