

SY020-03/16 – York Swimming Pool Refurbishment

FILE REFERENCE:

APPLICANT OR PROPONENT(S): Not Applicable
AUTHORS NAME & POSITION: Gordon Tester (MDS) Gael Ferguson (Advisor)
PREVIOUSLY BEFORE COUNCIL: Yes 2008, 2012 and 2015
DISCLOSURE OF INTEREST: Nil
APPENDICES: Nil

Nature of Council's Role in the Matter:

To review the information contained in this report and make a determination on the proposed refurbishment and upgrading of the York Memorial Swimming Pool.

Purpose of the Report:

To provide information to Council about the current state of the York Memorial Pool including risks to service levels, as a basis for making a decision about the renewal and replacement of pool assets and possible longer term staging of pool upgrades.

Background:

In 2008 a report into the Memorial Swimming Pool identified emerging issues relating to health standards compliance and asset risk. The Council resolved to include a small amount (\$25,000) for immediate repairs and to explore options for full replacement of the pool.

In 2011/12 the Long Term Financial Plan provided for \$600,000 to be expended in 2012/13 to bring the pool up to grade with an additional \$33,000 each year for the following 3 years. This was intended to replace the pump house, pipe network and wet deck surrounding the pool. The existing concourse would need to be removed in order to fully replace the pipes. The main pool 'bowl' was identified as not needing major work.

In 2012 a further report to Council raised the question of whether a new pool should be constructed in a new location with the possibility of it being a fully enclosed year round structure. It was recommended that the existing pool be put on a 'care and maintenance' holding pattern while options were explored further. This would avoid investment in the existing pool that could be wasted if a new pool was to be constructed.

Subsequent work identified that it was unlikely that grant funding could be obtained for a new 50m pool and would only be available to assist with building a 25 m pool. Potential costs range from \$10 million and higher if enclosed. Cost aside, the lowering of service levels to a 25m pool was seen as undesirable. The town's swimming pool is valued by the community and the fact that it is 50m is seen as a real plus, particularly as it means it can be used for competitions.

In 2014/15 \$400,000 was included in the budget for the pump house upgrade at the Memorial Pool. This effectively signaled that Council was intending to proceed with refurbishment of the existing pool site.

This was not spent and was carried over into the 2015/16 budget. It was assumed that \$192,000 would be available from grants but no application was made. In November 2015 a report was prepared for Council which sought permission to upgrade the swimming pool at its present location, subject to grant funding being obtained. It was decided to review the matter as part of the 2016 Major Strategic Review process.

Issues

During review as part of the present process, it was identified that issues were becoming more pressing with real risks that the pool might not be able to be kept open to the end of the present swimming season if there was a sudden pipe or pump house failure. Temporary repairs to some leaking pipes have been made but this is only an interim measure for the remainder of this season.

1. Immediate Risk issues

There are some immediate risk issues which will affect the ability to keep the pool open over the next year. These are:

- Compliance with health standards:
 - The toddlers'/ children's pools do not comply with requirements for recycling of water for treatment, raising health risks. The Health Department has indicated that if this is not resolved these pools may have to be closed.
 - The pump house system does not have the capacity to deliver the filtration rates and recycling requirements in the long term.
 - There are significant leaks from the water pipes feeding/ removing water from the main pool and toddlers' pools and between the latter. The Health Department have identified that as a potential health risk and this could also lead to closure.
- Safety
 - There is a requirement to have all metal rails earth bounded or grounded and the pool is currently not compliant. Dealing with this issue has been deferred on the basis that it should be done at the same time as the pump station upgrade.
 - A couple of the floodlights stands require replacement.

2. Rising Operating Costs Linked to Asset Condition

A number of the pipes servicing the pool system are failing with a key leak happening between the main pool and the pump house. It is estimated that the leaks are wasting about 30,000 litres of water a day (900,000 a month). Until recently this water was being recycled back into the system but this has been identified as unacceptable because of cross-contamination risks and now has to simply be lost to the system.

The impacts are two-fold:

- increased cost of water
- increased treatment costs due to the need to treat the additional water.

In addition, the York pool uses gas chlorine for treatment and cannot be converted to liquid chlorine with the current pumping/ filtration system. Liquid chlorine is cheaper and easier to use.

The Merredin pool has been used to compare performance as it is a similar size and a similar level and kind of use.

| | Water Consumption | Annual Costs | Treatment |
|----------|--------------------|-----------------|-----------|
| Merredin | \$ 8,500 | \$ 6,000 | |
| York | \$18,000 (approx.) | \$18,475 | |

Over the ten years this is an additional operating cost of approximately \$200,000.

3. Other Levels of Service

There is potential to increase patronage with an upgrade – for example, a warmer toddler's pool would probably increase patronage. Requests have also been made to heat the main pool which would also help to extend the season.

The toilet facilities and pool surrounds are dated but functional but there are some issues with size. The administration room is limited in terms of size.

Estimated Costs

The following estimated costs have been identified for the upgrade (renewal and upgraded service levels) for the Memorial Pool. As an estimate, there is confidence in the broad cost parameters but final costs would be determined through a tender process. Final decision to proceed would be made after that process is complete. Note: these costs do not cover demolition of the old pumphouse etc and site reinstatement.

The following costs have been identified for a capital works upgrade to the existing pool. These have been divided into stages with Stage 1 and 2 addressing the immediate risk issue. In the process of dealing with these issues, a new disabled access ramp would be provided as part of Stage 2. This is a new level of service but it is logical to include it as part of this stage as it involves extending into the concourse area.

Risk Reduction

| | Works | Cost | |
|---------|---|-------------|-------------|
| Stage 1 | New plant room Installation of new pool filtration system Temporary connection to pipe system Separate balance tank for children's pool | \$ 580,000 | Winter 2016 |
| Stage 2 | All pipework replaced, new concourse Refurbishment of existing Olympic pool including installation of new wet decks and pool heads for starting blocks New disabled access ramp | \$1,203,000 | Winter 2017 |

The existing pump room will remain in-situ while the new pump room is constructed adjacent to the Female change rooms during the winter months so as to minimise disruption to pool patrons in the 2016 / 2017 swimming season.

While risk issues would not be fully covered off until after the 2016/17 summer period, this staging would allow costs to be spread and application for grants to Stage 2 to be made.

New Levels of Service

| | | | |
|-----------------|---|-------------|------------------|
| Stage 3A | New children’s pool, sloped beach entry -2 pools (connected), increased teaching capacity | \$852,000 | 2016/17 or later |
| Stage 3B | Heating toddlers pool | (\$50,000) | 2016/17 or later |
| Total Stage 1-3 | | \$2,683,000 | |

Stage 3A involves a significant revamp of the children’s pools, combining them into one linked system with increased capacity for teaching and play. Stage 3B involves provision for heating of the pool and combined they present a complete package. This figure is less certain than the others provided and requires further exploration. Council may choose to proceed with this at a later stage.

Stage 1-3 have been provided with an overall total, given that it is this overall package which is recommended as the basis for any applications for external funding. Stage 1 is included in the total to give a clear understanding of the overall package but the costs would not be included in any grant application.

Attached in Appendix 1 is a view of the pool developed at the Shire of Bridgetown-Greenbush which has similar features to that which would be provided at the Memorial Pool. It should NOT be seen as a proposed plan.

Stages 4 and 5 are noted but no attempt has been made to cost them. A very rough estimate for capital costs for solar heating the main pool of \$500,000 have been noted but this is insufficient to make any judgement as to whether it should proceed. Operating costs (some use of grid sourced energy is likely) need to be understood better.

Replacement and refurbishment of the administration block can be deferred for some time.

| | | | |
|---------|----------------------------|------------------------|---|
| Stage 4 | Heating main pool | Costs to be determined | At a future date. Subject to further consideration |
| Stage 5 | Administration and toilets | Cost to be determined | At a future date. Subject to further consideration. |

Staging and Funding

The Department of Recreation and Sport has an annual funding round which can provide up to a third of a project cost under standard provisions. They will consider funding up to half a project cost if the projects is:

- Located in a regional, remote or growth area
- Shows co-location of sports and facilities
- Shows sustainability initiatives – water saving, energy reduction etc.
- Lead to increased participation – new users, increased participation from existing users, special interest groups participation etc.

There are Age Friendly Communities grant funding and Disability Access grant funding from the Disability Services Commission which would assist in the cost of providing the access ramp to the main pool. This is estimated at \$152,000.

In addition to external funding, the Council can consider debt funding provided it does not breach its debt service cover ratio.

It is recommended that the Council approve work on funding applications for Stage 2 and 3 ready for the 2016 round. The outcomes of this process can be used as final input into any Council decision to proceed with those stages in February/ March 2017.

Timing

The 2015/16 budget includes \$400,000 with a proposed provision to be increased to \$485,000 as part of the six-month review. To complete Stage 1 there would need to be a further \$63,000 budgeted in the 2016/17 year. Work would be completed between the end of April and October 2016.

Applications would be put forward for grant funding to the September 2016 round (closes February 2017) for Stages 2 and 3A and B. Depending on grants funding allocated and final decision to proceed, the Council would proceed with further works over the April-October 2017 period. The priority would be the completing of Stage 2 (replacement of all pipes wet deck, disabled access etc) as this is the significant risk area.

Procurement

The first stage of the refurbishment will involve calling tenders for the construction of a new pump room after first having obtained all necessary plans and specifications and Health Department approval for the proposed pump room. The tender project would include provision for considering commissioning and guarantee.

Conclusion

It is therefore recommended that Council resolve to refurbish the existing swimming pool in its existing location and rescind the 2012 resolution to place the swimming pool in a care and maintenance pattern. It is recommended that all measures necessary to enable tendering of the pump house and to advertise for tenders for the proposed swimming pool pump house. Finally it is recommended that applications for grants Stages 2 and 3 be prepared.

Voting Requirements:

Absolute Majority Required: No

**RESOLUTION
050316**

Moved: Cr Saint

Seconded: Cr Ferro

“That Council:

- 1. directs staff to call for tenders for Stage 1 of the Memorial Pool Refurbishment and Upgrade, being the construction of a new pool pump house, a separate balance tank for the children’s pool and associated temporary pipework and to report back to Council on the outcome of that process as the basis for a final decision to proceed.***
- 2. directs staff to commence preparation of external grants funding applications for Stage 2 and 3 (A and B) of the Memorial Pool Refurbishment and Upgrade and notes that the outcomes of that process will be reported to Council as the basis for any final decision to proceed. .***
- 3. rescinds Resolution 160212 placing the York Memorial Swimming Pool into a care and maintenance regime.”***

CARRIED: 7/0