

SY116-09/21 YORK MEMORIAL SWIMMING POOL - RENEWAL

File Number:	CCP.8
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Previously before Council:	17 November 2014 (191114) 21 March 2016 (050316) 26 June 2017 (150617) 29 April 2019 (100419)
Appendices:	1. Swimming Pool Renewal Specification - Confidential

NATURE OF COUNCIL'S ROLE IN THE MATTER

Executive

PURPOSE OF REPORT

This report presents Council with the proposed renewal works for the York Memorial Swimming Pool and seeks direction from Council on how to proceed with the project.

BACKGROUND

At its April 2019 Ordinary Meeting Council resolved (100419):

"That Council:

- 1. Places on hold the preparation of designs, community consultation and the business case for the swimming pool upgrades proposed to be completed by 30 June 2019.***
- 2. Requests the Chief Executive Officer to undertake further investigation into leaking of the pool and potential sinking by:***
 - (a) Undertaking dye testing of the 50m pool expansion joints and pressure test pipe work.***
 - (b) CCTV inspection of the 50m pool centre channel.***
 - (c) Obtaining geotechnical investigation.***
- 3. Approves the budget amendment of \$15,000 to facilitate the additional unbudgeted investigation to take place, noting that these funds will be sourced from organisational savings.***
- 4. Requests a report on the outcomes of the above investigation including recommendations to be presented to Council to seek further direction on the project.***
- 5. Notes that this additional investigation will likely result in the Shire being unable to submit a CSRFF application in September 2019."***

COMMENTS AND DETAILS

Since its April 2019 Council Meeting informal presentations have been provided to Council on the status of the swimming pool in June 2020, September 2020, August 2021 and September 2021.

Further investigation was undertaken into the York Memorial Swimming Pool through a Request for Quotation process for Swimming Pool Repairs Consultancy completed in April 2021.

Geoff Ninnes Fong and Partners were awarded the contract for \$40,150 in May 2021 and presented their findings to Officers in June 2021.

As part of the contract Geoff Ninnes Fong and Partners completed the following scope of works:

- Investigation into existing condition of swimming pool infrastructure
- Site survey
- Tender specification for pool renewal
- Assessment on longevity of the pool

The tender specification completed for the pool renewal is presented in Confidential Appendix 1.

The key findings of the Swimming Pool Repairs Consultancy works are as follows:

- Plant room
 - Deterioration of infrastructure
 - Backwash filter and sand filter at end of useful life
- Main pool
 - Leaking through various areas
 - Need for additional hydrostatic float valves
 - Repair work to tiles
 - Repainting to shell
- Junior pools
 - Cracking of concrete due to rusting reinforcement
 - Leaks from pipework

The cost to repair the plant room and pools was estimated as part of the assessment at \$808,000. This can be split into \$400,000 to complete the plant room repairs and \$408,000 to complete the main pool leaks. The main pool leaks are considered the highest priority to be completed.

The 2021/22 annual budget includes \$235,400 available in General Ledger 112303 Swimming Pool Capital, which was allocated through Reserve funding. This is insufficient to undertake \$808,000 of repairs. Works could be adjusted to prioritise the main pool leaks. This would be estimated to cost \$408,000.

The completion of the above works would be focused on renewing the existing end of life infrastructure and does not include a provision for upgraded facilities.

As part of the assessment it was advised the pool could be expected to function for up to three (3) to five (5) years.

The consideration of upgrades to the swimming pool facilities should be investigated at this time to align the ageing infrastructure with current public swimming pool standards. Costs allocated to the repair of the existing plant room and pools would reduce the ability of the Shire to allocate funding to the planning of future pool upgrades.

To investigate upgrades to the swimming pool facilities a feasibility study and business case would be undertaken. To complete these works \$80,000 of funding would be reallocated from the available budget of \$235,400 for the pool leaks and plant room repairs.

The feasibility study would investigate the following project considerations:

1. Location of the facility to remain on the existing site or constructed at a new location.
2. Size of the main pool, noting that a like for like replacement of the existing 50 metre main pool would be dependent on funding availability.
3. Community consultation with key stakeholders and the wider York community.
4. Funding sources such as State and Federal grant funding opportunities, community contributions, sale of Shire assets and Shire loans.

5. A model of ongoing operational costs.

The feasibility study would inform options of how the project could proceed which would be subsequently further investigated through a business case. The findings of the feasibility study would be reported back to council prior to the undertaking of the business case.

OPTIONS

Council has the following options:

- Option 1:** Council could choose to direct the Chief Executive Officer to proceed with the plant room and main pool leak repairs.
- Option 2:** Council could choose to direct the Chief Executive Officer to proceed with the main pool leak repairs only.
- Option 3:** Council could choose to direct the Chief Executive Officer to re-allocate funding from repair works to planning works for the upgrade of swimming pool facilities. Council can direct the Chief Executive Officer to undertake a feasibility study to proceed on the replacement of the York Memorial Swimming Pool and report findings back to Council.

Option 3 is the recommended option.

IMPLICATIONS TO CONSIDER

Consultative

All clubs and users of the York Memorial Swimming Pool

York community

Grant funding bodies

Officers have already had initial dialogue with representatives of the York Swimming Club.

Strategic

Strategic Community Plan 2020-2030

Goal 1: The Place to Be

To be a close-knit community, full of life, in a welcoming and accessible place for all.

Goal 4: Built for Lifestyle and Resilience

To have a built environment which supports community; economy and the environment, respects the past and creates a resilient future.

Goal 5: Strong Leadership and Governance

To have effective and responsive leadership and governance, where a sense of collective purpose and shared direction combine to work together.

Policy Related

Nil

Financial

The 2021/22 budget includes \$250,000 of Reserve funding allocated to General Ledger 112303 Swimming Pool Capital. As a result of the Swimming Pools Repairs Consultancy \$14,600 has been spent, leaving \$235,400 available to be utilised.

It is estimated that the feasibility study and business case would cost \$80,000. This would be within the remaining Reserve budget of \$235,400 in General Ledger 112303 Swimming Pool Capital.

Consideration to upgrade facilities would require funding sources outside of the Shire's municipal budget.

Legal and Statutory

While compliant at time of construction, the facility and plant room infrastructure are not compliant with current standards for public swimming pools. Any major alterations to the structure would trigger a complete compliance upgrade.

Risk Related

There is an operational risk to the Shire that the pool could fail, and provisions have not been made to allow for the upgrade of the existing swimming pool facilities. This would impact the ability of the Shire to provide its level of service for the built environment to the community.

Financial risks would include spending significant funding on repairing pool leaks and plant room failures, reducing the money allocation for future upgrades of pool facilities. This would reduce the ability of the Shire to allocate funding to the planning of future pool upgrades. The pool could still be at risk of failure even if the pool leaks and plant room issues were rectified. This reflects a financial risk of spending money on assets which may become redundant.

Future pool upgrades would also have financial risk as works could not be solely funded through existing municipal funds.

Failure to consider future pool upgrades would result in reputational risk to the Shire which would not reflect sound asset management practises.

Workforce

Managing the pool replacement project can be undertaken by existing internal resources.

VOTING REQUIREMENTS

Absolute Majority: Yes

RESOLUTION

060921

Moved: Cr Kevin Trent

Seconded: Cr Denis Warnick

That, with regard to the York Memorial Swimming Pool - Renewal, Council:

1. Resolves to re-allocate funding from General Ledger 112303 Swimming Pool Capital for the pool leaks and plant room repair to the planning of an upgrade of the swimming pool facilities for the value of \$80,000.
2. Requests the Chief Executive Officer to complete a feasibility study and business case to inform the planning of an upgrade of swimming pool facilities.
3. Requests a report on the outcomes of the feasibility study, including recommendations following the feasibility study, to be presented to Council on or before its April 2022 Ordinary Meeting.
4. Notes that community consultation will be undertaken.

CARRIED BY ABSOLUTE MAJORITY: 7/0