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I hereby give notice that a Confidential Special Council Meeting will be held on:

Date: Monday, 3 June 2019
Time: 5.30 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Confidential Special Council Meeting **3 June 2019**

Andrew Meddle
Chief Executive Officer

31 May 2019

4.4 50M POOL CONDITION REPORT – REPORT NO. AR19/27104

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Mayor L Martin, Councillors K Amoroso, M Bruins, B Hood, P Jenner, C Greco, S Mezinec, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, P Lee, N Serle, S McLean, H Gajic and A Lavia be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 4.4 AR19/27104 50m Pool Condition Report.

The Council is satisfied that, pursuant to section 90(3) (b) and (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is
 - conducting business; or
 - proposing to conduct business; or
 - to prejudice the commercial position of the Council
- tenders for the:
 - supply of goods, or
 - the provision of services, or
 - the carrying out of works

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information contained in the report and to be discussed includes detailed costings and other information relevant to the specification and assessment of a tender submission which, if disclosed, is considered to reasonably confer an advantage on tender respondents and accordingly prejudice the commercial position of Council and therefore not be in the public interest as tender submissions may be unduly influenced and detrimental to achieving best value for the community.

4.4 50M POOL CONDITION REPORT – REPORT NO. AR19/27104

Committee:	Council
Meeting Date:	3 June 2019
Report No.:	AR19/27104
CM9 Reference:	AF13/64
Author:	Heidi Gajic, Community Development and Engagement Officer
Authoriser:	Barbara Cernovskis, General Manager Community Wellbeing
Summary:	Options to refurbish the existing 50m pool concurrently with the build of the Community and Recreation Hub be presented to Council for consideration.
Community Plan Reference:	Goal 1: Our People Goal 2: Our Location Goal 3: Our Diverse Economy Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage

The Council is satisfied that, pursuant to Section 90(2) & (3) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (b) information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business; or proposing to conduct business; or to prejudice the commercial position of the Council
- (k) tenders for the: supply of goods, or the provision of services, or the carrying out of works.

REPORT RECOMMENDATION

1. That Council Report No. AR19/27104 titled '50m Pool Condition Report' as presented on 03 June 2019 be noted.
2. That the proposed scope of works to address pool compliance contained in this report be endorsed to be undertaken and included where appropriate in the scope of works for the Community and Recreation Hub.
3. That the cost of the completion of these works be referred to the building and structures Infrastructure and Asset Management Plan for inclusion in future year's budgets.



BACKGROUND

An extensive audit has been undertaken on the current 50m Pool located at the Mount Gambier Aquatic Centre to ascertain its current condition and develop scope of works necessary to achieve compliance with current best practice and to identify value initiatives to reduce whole of life costs associated with the pool.

DISCUSSION

On Friday 8 March 2019 a consultant from SCP Consulting completed an on-site inspection of the 50m pool to determine the current condition and compliance with SA Department of Health Standards and other relevant codes.

Water Treatment System

The pool aquatic characteristics are as follows:

Item	Unit	Amount
Length	m	50
Depth	m	1 – 1.8
Width	m	17.2 nominal
Volume	m ³	1290
Turnover	hours	2.93
Turnover (existing)	hours	8.6
Turnover rate	m ³ /hour	440
Turnover rate (existing)	m ³ /hour	150
Sand filter area required 30 m ³ /hr/ m ²	m ²	15
Sand filter area (existing)	m ²	3

The audit reported the following deficiencies with the current water treatment system:

- The current filtration system is undersized for the maximum bather load of approximately 265 bathers (based on depth). However, the water quality appears adequate due to the light pool load and being an external pool. Bather loads should be limited to nominally 50 bathers per hour with the current filters.
- The circulation system comprising filtered return pipes and nozzles and gutters have insufficient capacity to be adapted to the required flows for full bather load.

Council should note that whilst the current pool operation is not perfect, its performance is still delivering a safe environment for patrons and staff.

Pool Structure and Condition

The pool is some 30 years old with no signs of settlement or leakage, the jointing systems appear in good condition however tile grout around the perimeter appears to be eroding.

The pool is approximately 50m x 17.2m with 8 x 2.15 lanes at nominally 2.15 width. The pool does not permit competitive swimming from Hobs greater than 200 or diving platforms.

With regards to ongoing maintenance, the pool is painted and although in serviceable condition, regular painting and joint repairs are required. This maintenance can regularly become problematic given the climate conditions experienced during the 'off season' when maintenance is undertaken.



A scope of works has been developed to address the requirements and obligations required by the various codes and bring the 50m pool up to the compliance standard. In establishing this scope the whole of life cost has been considered and with a recommended that the pool plant for the existing 50m outdoor pool be consolidated with the pool plant proposed for the new aquatic facilities at the Community and Recreation Hub, benefiting from quantity discount on purchase, simplified and centralised pool plant maintenance and existing works already being carried out on site.

Proposed of scope of works to address pool compliance:

1. Construct compliant filtration and disinfection system collocated with other pool plant in a new plant room.
2. Make shallow end depth compliant by reconstructing gutter system raising it by 350mm and make water-tight including trash screens.
3. New pool furniture and recessed steps.
4. DDA Access Ramp or Lift.
5. Reconstruct circulation considering future full compliance of filtration system. Construct compliant circulation nozzles installing additional filtered returns.
6. Reconstruct concourse raising surrounds by 350mm including modifying and augmenting the existing stormwater drainage system.
7. Construct new Reno Vaction (prefabricated) finishes system and reinforced liner system to permanently waterproof and reduce maintenance /painting of the existing pool structure.
8. Consider repurposing the existing balance tank to rainwater reuse tank include water proofing and sealing tank penetrations.
9. Decommission and remove the existing filtration and heating system sand filters.

Given the non-compliant turnovers and excessive flow rates through the current filter set-up, the filtration plant will need to be replaced at a minimum. The recommendation is that the new filters be collocated with the filtration plant for the new pools and housed within the same pool plant room. This provides the opportunity to demolish the existing filtration and heating hot water plant room in front of the facility and open up the site to Margaret Street. Along with new filters, new pipework and inlets around the pool will also be required for compliance with SA Health.

CONCLUSION

Whilst it is possible for the works to be staged, the financial, operational and reputational risks to Council will be more significant to undertake as a standalone project at a later date, due to cost escalation and disruption. The cost of the completion of these works can be referred to the building and structures Infrastructure and Asset Manage Plan for inclusion in future budgets.

ATTACHMENTS

1. 50m Pool Condition Report [↓](#)





Report

Aquatic Engineering Services

DATE 22/05/2019
TO CO-OP Studio/Design Inc.
ATTN Mr Clinton Wyner
PROJECT Mount Gambier Pool Redevelopment

Revision B

DRAFT /Preliminary

Work in progress

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Revision Table

REV	DATE	ISSUE DESCRIPTION	PREPARED	REVIEWED	CHECKED	ISSUED
A	22/2/2019	Final Issue	LC	JT	JL	13/5/2019
B	22/05/2019	Final Issue WIP Feasibility	LC	JT	JL	22/05/2019

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Our Ref / M192003

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Adelaide Brisbane Darwin Melbourne Sydney



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1 Preamble

The Mount Gambier 50 m Pool was inspected Friday March 8th to assist in determining its condition and compliance to develop scope of works options that are necessary to achieve compliance with current best practice and Codes but also to identify value initiatives to reduce WoL costs associated with retaining the pool. Where funds are insufficient for a full upgrade the selected scope will not preclude future upgrades and incorporate features minimize abortive works. For example ; providing staged filtration over time or providing for but not with some elements of pool furniture such as competition starting blocks.

2 Objective

The council's objective is to retain the 50m pool facilities and to undertake any required repairs ,renovations and upgrades to meet SA Dept. of Health Standards and any other relevant Codes as part of the redevelopment.

It is understood the pool will remain in operation during the 2019/2020 summer period before being decommissioned for upgrades. It is envisaged the contractor will be appointed in late 2019

Where there is insufficient funding the scope of upgrades shall be adjusted to suit, however, such adjustment should allow for the future upgrades or hired equipment such as touch pads and timing equipment that can be accommodated for competition events.

3 Applicable Pool Codes and Guidelines

Code of Practice for Public Swimming Pools in South Australia

Mandatory.

1. South Australian Public Health Act 2011
2. South Australian Public Health (General) Regulations Act 2011
3. Work Health and Safety Act 2012
4. Work Health and Safety Regulations 2012
5. Dangerous Substances Regulations 2002
6. BCA of Australia 2016 (as amended to date)
7. Australian Standards Handbook HB198 Guide to the Specification and Testing of Slip Resistance of Pedestrian Surfaces
8. Australian Government Department of Education and Training.
9. Child Protection Act

Recommended

10. Guidelines For The Inspection And Maintenance Of Swimming Pools and Spa Pools In South Australia
11. (RLSSA) Guidelines for safe pool operation
12. Australian Resuscitation Council Guidelines
13. Safe Environment (LGASA)
14. Safe Water Entry for Competitions – Competitive Dive Starts

4 Existing 50m Water Treatment System

The Filtration for the 50 m pool uses 2x MHS 150 Chadson filters . The filter has the following characteristics:





Filter Model	Area (m ²)	Flow Range (m ³ /hr)	BW Flow (l/sec)	Filter Media		Service Weight (kgs)	Dimensions (mm)				Shipping Details (kgs) (m ³)	
				(kgs)	(m ³)		D	C	H	L		
940 Series – 500mm Bed Depth												
MHS1500	1.5	22-63	17	1250	0.77	2000	940	100	1435	1935	120	2.5

The existing flow rate according to the published data in the existing plant control room is 150 kl / hr . This is some 20% in excess of the maximum flow range 63 kl/hr per filter as stated by the manufacturer in the above table. Generally, for the existing medium rate filters as installed flow rates are limited to approximately 30 to 35 m3/m2/hr making the recommended flow rate more like 105 kl/hr for both the existing filters . The system is therefore grossly undersized for maximum bather load of approximately 265 bathers (based on depth). However, the water quality appears adequate due to the light pool load and being an external pool. Bather loads should be limited to nominally 50 bathers per hour with the current filters.

The pool aquatic characteristics are as follows:

Item	Unit	Amount	Comments
Length	m	50	Precision survey required
Depth	m	1 to 1.8	
Width	m	17.2 Nominal	To be confirmed by survey
Volume	m ³	1290	Nominal
Turnover	Hrs	2.93	Required (To be confirmed by survey)
Turnover Rate	m ³ /hr	440	Required
Turnover (existing)	Hrs	8.6	
Turnover Rate (existing)	m ³ /hr	150	
Sand filter area required 30m ³ /hr/m ²	m ²	15	
Sand filter area (existing)	m ²	3	

The disinfection system is provided by electrolytic cells that generate hypochlorite from a brine solution.

The water is relatively hard and a softening plant prepares the water for the protection electrolytic cells and heat exchangers.

The heating system uses wood chip fired heaters via heat exchangers.

The circulation system comprising filtered return pipes and nozzles and gutters have insufficient capacity to be adapted to the required flows for full bather load.

The balance tank is located at the plant room end of the pool . and supplies the suction lines to all filtration systems. The balance tank is too far from the proposed plant room and is not recommended for reuse. It may be able to be repurposed for water reuse storage.

5 Existing 50m Pool Structure

The 50 m pool is nominally 50m x approximately 17.2m (to be confirmed by survey) with 8 x 2.15 lanes at nominally 2.15 width.

The pool does not permit competitive swimming from Hobs greater than 200 or diving platforms.



The diving depth matrix below illustrates the requirements for trained competitors. The matrix is extracted from RLSSA applicable Guideline 14 referenced by the SA Code of Practice.

DIVING DEPTH MATRIX

Water depths for starts for competition swimming and training (for trained competitors)

DEPTH	COMMENT	ENTRY
Less than 900mm	Dive starts should not be permitted	All events should be commenced in the water
900 – 1000mm	Concourse level to a maximum height above water of 200mm	Competitive dive starts may be permitted
	If concourse level greater than 200mm	In-water start
1000 – 1200mm	Concourse level to a maximum height above water of 400mm	Competitive dive starts may be permitted
	If concourse level greater than 400mm	In-water start
1200mm or greater	Maximum height of 750mm	Competitive dive starts may be permitted
	If greater then 750mm	In-water start

Verification is also required to determine the nature of competition swimming to understand whether and adjustments are required to accommodate timing systems or other equipment for various levels of competitive swimming.

6 Condition

The pool is some 30 years old with no signs of settlement or leakage, the jointing systems appear in good condition however tile grout around the perimeter appears to be eroding.

The pool is painted and although in serviceable condition painting is required every 3 to 5 years along with joint repairs.

7 The 50m Pool Scope

The following broad scope of work will form the basis of budget costs for the upgrade of the 50m to suit Councils requirements and obligations under the codes and guidelines and provide Council with a menu of costed items to negotiate the final scope..

Summary of scope items -

1. Construct compliant filtration and disinfection system collocated with other pool plant in a new plant room.
2. Make shallow end depth compliant by reconstructing gutter system raising it by 350mm and make water-tight including trash screens.
3. New pool furniture and recessed steps
4. DDA Access Ramp or Lift
5. Reconstruct circulation considering future full compliance of filtration system. Construct compliant circulation nozzles installing additional filtered returns.





6. Reconstruct concourse raising surrounds by 350mm including modifying and augmenting the existing stormwater drainage system.
7. Construct new Reno Vaction (prefabricated) finishes system and reinforced liner system to permanently waterproof and reduce maintenance /painting of the existing pool structure.
8. Consider repurposing the existing balance tank to rainwater reuse tank include water proofing and sealing tank penetrations .
9. Decommission , and remove the existing filtration and heating system sand filters

The above scope should be agreed by Council prior to detailing the generic method of achieving each item to allow pricing by the contractor.

Council should also respond by providing various formats and preliminaries, contractual conditions so that these can be excluded from the technical scope of works.

DETAILED SCOPE -50m Pool

No.	Description	Amount
1	Construct new compliant filtration and disinfection system collocated with other pool plant in a new plant room. (Based on supply and installation of Ultra fine filtration plant)	\$950,000
2	Make shallow end depth compliant by reconstructing gutter system raising it by 350mm and make water-tight including trash screens, a) Remove current tiling and hobs b) Prepare surfaces and include water proofing and dowels. c) Form up inner and outer walls or prefabricated profile system to suit min 250 wide gutter grate and frame with parallel bars. Raise hobs d) Retile pool water line and horizontal gutter surfaces, hobs including grate ,tile angles and finger grip tiles. e) Water proof gutter internally and reverse the falls towards new balance tank. Install screens f) Install equipotential bonding loop for pool furniture	\$230,000
3	Remove existing ladders encroaching into the outer swimming lane, Install recessed steps and new grab rails 4 Off including socket housing to grab rails	\$20,000
	Starting blocks 16 off fitted (removeable)	\$45,000
	Excludes timing systems	
	Pool furniture lane ropes anchors ,bunting , hand rails , false start and backstroke poles	\$40,000
4	Install autonomously operated pool side lift (not a hoist) for DDA access to pool (alternatively construct a pool ramp by demolishing part of pool wall and extending pool wall and floor (Cost \$150,000 assuming piers to rock,)	\$ 85,000
5	Reconstruct circulation system considering future full compliance of filtration system. a) Saw cut concourse perimeter and trench max depth 1.5 m b) Core existing wall and insert 26 off strahlen turbulenz nozzles suitable for competition swimming make good wall penetration and water proof c) Make redundant and fill pipe work and centre pool floor nozzles, provide pool drain using existing pool flow line to drain pool including pump out pit. d) Construct filtered water supply pipes both sides of pool and return lines from the gutter to new balance tanks, flow and return pipes shall be nominal size 300 mm dia	\$130,000





6	Reconstruct concourse raising surrounds by 350mm including modifying and augmenting the existing stormwater drainage system. a) Backfill around pool raise levels with select fill to subgrade levels of concourse and grade to falls, install Stormwater drainage b) Support new concourse on pool structure and construct new concourse with outer edge dish drain and drainage system c) Construct new slab as suspended design over existing balance tank lid with access covers to existing balance tank	\$50,000
7	Construct new prefabricated finishes system and reinforced liner system to permanently waterproof and reduce maintenance /painting of the existing pool structure.	\$175,000
8	Consider repurposing the existing balance tank to rainwater reuse tank include water proofing and sealing tank penetrations .	\$10,000
9	Decommission , and remove the existing filtration and heating system sand filters	\$10,000
Total		\$1,745,000

Where all items are included in the upgrade scope the above total of \$1.745M represents trade pricing and excludes builders' margins, profits and design contingency. The \$1.745M for full refurbishment represents approximately a \$1M saving if a new similar sized pool were to be constructed from scratch.

Given the non-compliant turnovers and excessive flow rates through the current filter set-up, the filtration plant will need to be replaced at a minimum. Given that we are proposing to use Ultra Fine Filtration for the new pools, it makes sense to use the same for this pool to have the same make and filter technology across the site which will assist with maintenance, parts and operations. Our recommendation is that the new filters be collocated with the filtration plant for the new pools; housed within the same pool plant room. This provides the opportunity to demolish the existing filtration and heating hot water plant room in front of the facility and open up the site to Margaret Street. Along with new filters, new pipework and inlets around the pool will also be required for compliance with SA Health. Therefore, in terms of minimum scope, we would recommend **Items 1, 5 and 9** be adopted, which combined represents a cost of \$1,090,000, excluding builders' margins, profits and design contingency. **Items 2, 3 and 4** are also highly recommended and affect the compliance and functionality of the pool. These items represent a cost of \$420,000 without the starting blocks.

Essentially, we consider that the minimum spend to be $\$1,090,000 + \$420,000 = \$1,510,000$. With a cost difference of \$260,000 between the full scope and what we consider to be the minimum scope, it make sense to refurbish the entire pool and take advantage of efficiencies in concurrency of works, subject to Council having the funds.

There is the option of doing nothing, however, given the location of the 50m pool/pool plant on prime real-estate at the front of the site, to spend \$35M (TCC) on a new facility and open the facility with the original pool / pool plant room untouched would be a missed opportunity. The works could be staged, but Council need appreciate that the works will be more expansive to undertake in piecemeal and at a later date due to cost escalation.



CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 4.4 AR19/27104 50m Pool Condition Report and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (b) and (k) be kept confidential and not available for public inspection until until a contract has been executed in relation to the matter.
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

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**MINUTES OF CONFIDENTIAL SPECIAL COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE,
10 WATSON TERRACE, MOUNT GAMBIER
ON MONDAY, 3 JUNE 2019 AT 5.35 P.M.**

PRESENT: Mayor Lynette Martin (OAM), Cr Kate Amoroso, Cr Max Bruins, Cr Ben Hood (arrived at 5:52 pm), Cr Sonya Meziniec, Cr Frank Morello, Cr Steven Perryman (arrived at 5:39 pm)

**OFFICERS
IN ATTENDANCE:**

Chief Executive Officer	-	Mr A Meddle
General Manager Community Wellbeing	-	Ms B Cernovskis
General Manager Council Business Services	-	Mrs P Lee
General Manager City Infrastructure	-	Mr N Serle
Manager Executive Administration	-	Mr M McCarthy
Community Development and Engagement Officer	-	Mrs H Gajic
Executive Administration Officer	-	Ms A Lavia

4.4 50M POOL CONDITION REPORT – REPORT NO. AR19/27104

RESOLUTION 2019/134

Moved: Cr Steven Perryman
Seconded: Cr Max Bruins

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Mayor L Martin, Councillors K Amoroso, M Bruins, B Hood, S Meziniec, F Morello and S Perryman and Council Officers A Meddle, B Cernovskis, P Lee, N Serle, H Gajic, M McCarthy and A Lavia be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 4.4 AR19/27104 50m Pool Condition Report.

The Council is satisfied that, pursuant to section 90(3) (b) and (k) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is
 - conducting business; or
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The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information contained in the report and to be discussed includes detailed costings and other information relevant to the specification and assessment of a tender submission which, if disclosed, is considered to reasonably confer an advantage on tender respondents and accordingly prejudice the commercial position of Council and therefore not be in the public interest as tender submissions may be unduly influenced and detrimental to achieving best value for the community.

CARRIED

RESOLUTION 2019/135

Moved: Cr Ben Hood
Seconded: Cr Sonya Meziniec

1. That Council Report No. AR19/27104 titled '50m Pool Condition Report' as presented on 03 June 2019 be noted.
2. That the proposed scope of works to address pool compliance contained in this report be endorsed to be undertaken and included where appropriate in the scope of works for the Community and Recreation Hub.
3. That the cost of the completion of these works be referred to the building and structures Infrastructure and Asset Management Plan for inclusion in future year's budgets.

CARRIED



RESOLUTION 2019/136

Moved: Cr Sonya Mezinac

Seconded: Cr Frank Morello

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 4.4 AR19/27104 50m Pool Condition Report and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (b) and (k) be kept confidential and not available for public inspection until a contract has been executed in relation to the matter.
2. Further that Council delegates the power of review revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

CARRIED

CONFIDENTIAL

