

BEATTY PARK LEISURE CENTRE - INDOOR POOL WORKS - PROJECT VARIATION

Attachments: 1. Pool Slide Options

RECOMMENDATION:

That Council:

1. **APPROVES BY AN ABSOLUTE MAJORITY** the allocation of additional funds of \$162,330 (inc GST) in the 2020/21 Annual Budget to deliver the project variation request entitled “slide in the children’s water playground”; and
2. **NOTES** recent technical advice that the indoor pool concourse tiling is non-compliant in terms of its non-slip capacity which increases the risk of slips and falls and further advice will be presented to Council on options for mitigation.

PURPOSE OF REPORT:

Provides a status update on the progress of the Beatty Park Leisure Centre Upgrade and proposes a project variation for approval.

BACKGROUND:

At the Ordinary Council Meeting held on 20 October 2020, it was resolved that Council:

APPROVES the Business case for the Beatty Park Leisure Centre Upgrade as listed in the CBP 2020/21 – 2023/24 as item 23;

NOTES Tenders for the Pool tiling and water treatment will be advertised in October 2020

The Business Case noted that \$2.93M had been allocated to five projects, being:

1. Inside Pool tiling,
2. Inside Pool filtration,
3. Change room renewal and other water playground improvements,
4. Electrical renewal to the grandstand structure and associated tenancies, and
5. Critical maintenance to the grandstand, as identified in the 2019 structural assessment.

The business case covered projects 1 to 3, of which \$2.33M was allocated of the original \$2.33M. With a proposed closure period of the 5 months from December to April, reduction in income was estimated to be \$755,250. The exact dates were contingent on contractor availability.

At the Ordinary Council Meeting held on 15 December 2020, it was resolved that Council:

Council Decision Item 10.8:

ACCEPTS the tender submitted by All Class Tiling Services for Tender IE103/2020 Beatty Park Leisure Centre 25m Leisure Pool Retiling.

And Council Decision Item 10.7:

ACCEPTS the tender (Option 1) submitted by Trisleys Hydraulic Services for Tender IE99/2020 for Beatty Park Leisure Centre Filtration Plant Replacement and Outdoor and Dive Pool Works; and

APPROVES BY AN ABSOLUTE MAJORITY the allocation of additional funds of \$300,000 within the 2020/21 Annual Budget for this project.

DETAILS:Project Variation Request – Slide in the children's water playground

Administration requests approval to upgrade the specification and budget for the indoor slide.

As set out in the original business case, the current slides were concreted into place, needed to be removed during the works, and needed replacement.

Administration estimated an indoor slide could be provided for \$80,000 based on quotes for the different components of the indoor pool works. The design was for a straight, single slide that was dual person width (i.e. two people could ride the slide).

The one slide option risks being underwhelming for children, particularly older children, given it would replace two slides. A change in slide specification and budget is proposed to retain an attractive and interesting indoor play environment in a competitive recreation market.

There are three major manufacturers of slides for commercial pools in the international market. Swimplex are the Australian agents in New South Wales for Polin Waterparks out of Turkey. The other Australian agent for waterslides is Australian Waterslides and Leisure, also based in New South Wales, who manufacture in Malaysia.

The project team has developed an alternative proposal with two slides, provided by Swimplex, as depicted below. The alternative proposal costs \$242,330 (inc GST), requiring an additional budget allocation of \$162,330.

Update on Indoor Pool Concourse Tiling

In the course of updating the indoor pool tiles, the City has conducted slip testing on the tiles surrounding the area, in accordance with AS4586-2013. This has identified that the existing tiles do not meet the current Australian standards. A second independent slip test was conducted this week which confirms tile non-compliance with AS 4586-2013.

Option 1: Replacing the concourse tiles

Replacing the tiles would cost an estimated \$420,000. The type of tile surrounding a public pool is legislated, including the colour and adhesion system. Tile surrounds at ARC Cockburn, Terry Tyzack Aquatic Centre and Broome Regional Aquatic Centre are all very similar. There is limited scope to introduce interesting design decisions in the tiling of pool surrounds. Should Council prefer to replace the concourse tiles, it would be ideal to complete the work while the indoor pool remains closed. Logistically, this would require an urgent procurement approval from Council to allow sufficient time to order the tiles from the international supplier.

Option 2: Applying a non-slip sealant to the concourse tiles

Administration has also sought a quote on providing a non-slip sealant on the existing concourse tiles. This process involves grinding the top layer off the tiles and then applying a non-slip sealant. The current estimate for this work is \$150,000 which is considered preferable to tile replacement.

Public Safety

The City needs to determine a plan to mitigate or remove the risk given the hazard identified by the non-compliance of the concourse tiles in the slip test. There have not been any slip or fall reports in the areas identified but note that there is a higher likelihood of a slip or fall occurring.

Administration recommends the non-slip sealant option to address this risk and based on the estimated cost of both options.

Further information on the sealant specifications and cost estimates will be provided at the March OCM for Council's consideration and approval.

Update on Indoor Pool Works Schedule

While the original business case planned for indoor pool closure from December to April, it was expected that the timeframes would become more specific when the tenders closed and contractor/supplier availability was confirmed.

The indoor pool was subsequently closed in late January 2021 and is now planned to re-open at the beginning of July 2021.

The reduced income has been revised from \$755,250 (original business case for December to April) to \$814,800 (Feb to June). This equates to a further reduction of \$59,550 compared to the original forecast. (Refer to full table in the Financial/Budget Implications of this agenda paper).

Council should also note that the recent two weeks of COVID restrictions occurred while the indoor pool was closed.

A detailed project update will be provided to Council in the March 2021 Ordinary Council Meeting.

CONSULTATION/ADVERTISING:

Not applicable

LEGAL/POLICY:

Not applicable

RISK MANAGEMENT IMPLICATIONS

Medium: It is medium risk for Council to have untreated concourse tiles alongside the indoor pool.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Connected Community

Our community facilities and spaces are well known and well used.

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

Water Use Reduction/Water Quality Improvement

Improving the indoor pool environment will aid in water use reduction.

PUBLIC HEALTH IMPLICATIONS:

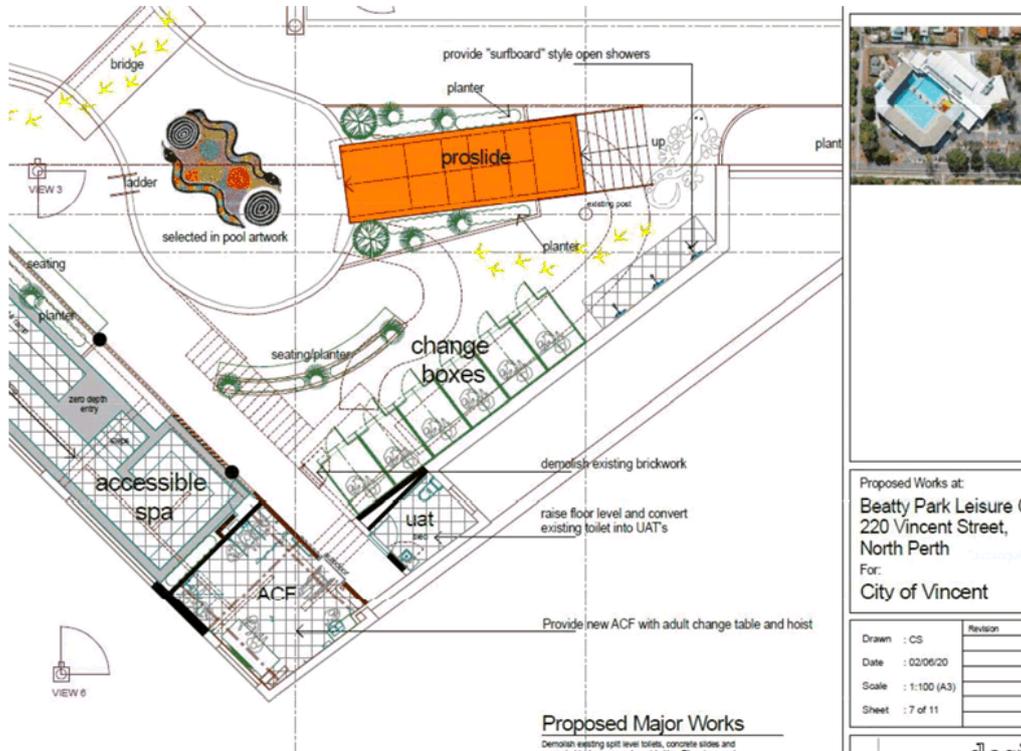
This is in keeping with the following priority health outcomes of the *City's Public Health Plan 2020-2025*:

Increased physical activity

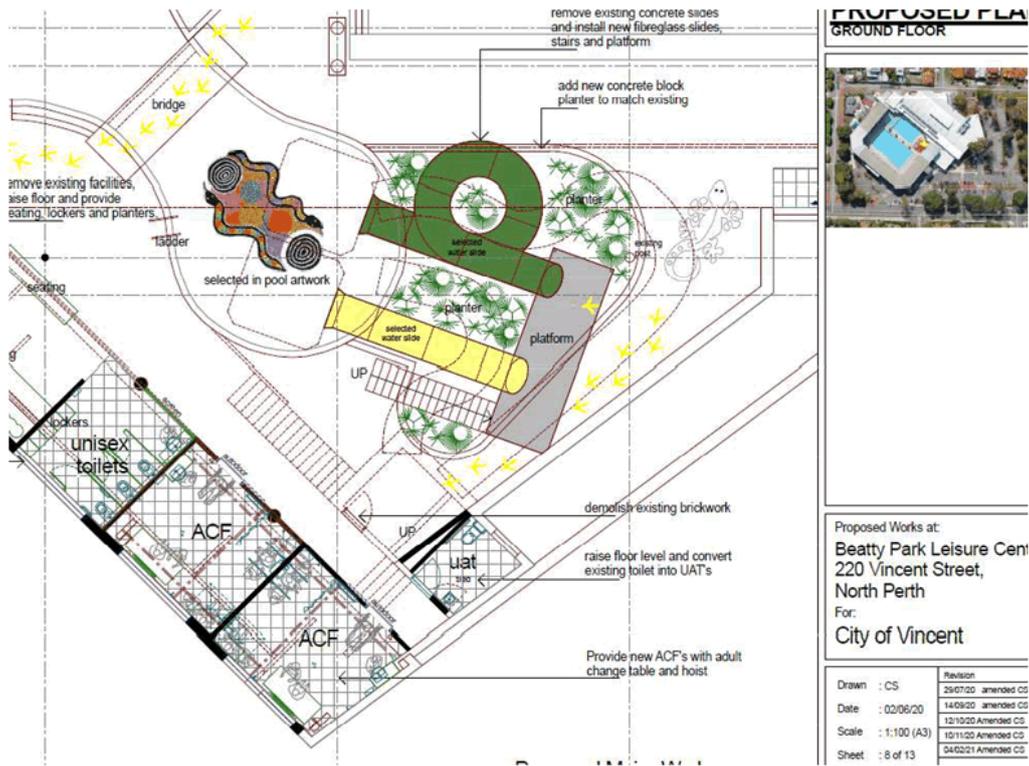
FINANCIAL/BUDGET IMPLICATIONS:

	Dec to April Normal average income	Dec to April est. Reduction in income	Feb to June Normal average income	Feb to June est. Reduction in income
Swim School	\$515,000	\$257,500 (50%)	\$689,000	\$413,400 (60%)
Swim Pool	\$938,500	\$469,250 (50%)	\$678,000	\$372,900 (55%)
Pool Membership	\$114,000	\$28,500 (25%)	\$114,000	\$28,500 (25%)
Total	\$1,567,500	\$755,250	\$1,481,000	\$814,800

Original Concept June 2020



Jan 2021 - Current Concept



**PROPOSED FLOOR
GROUND FLOOR**

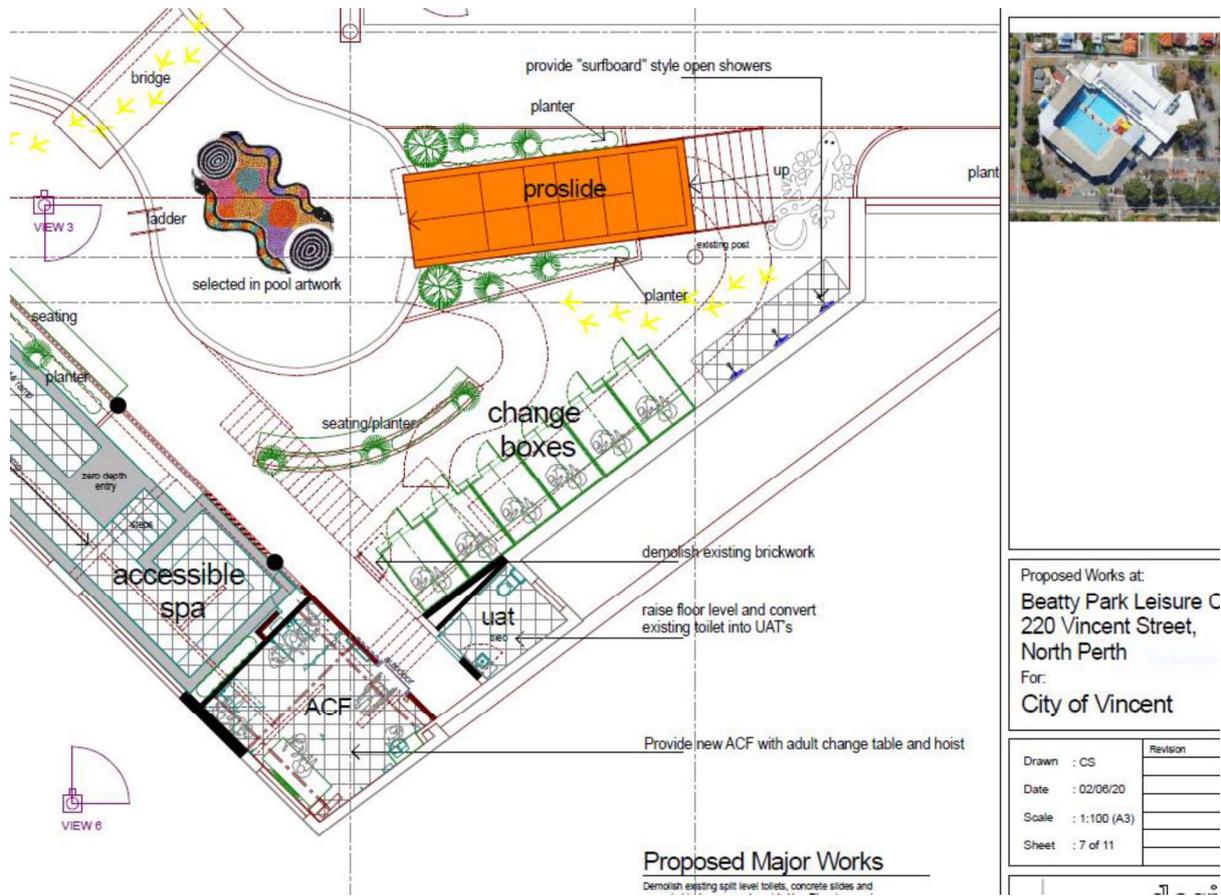


Proposed Works at:
Beatty Park Leisure Cent
 220 Vincent Street,
 North Perth
 For:
City of Vincent

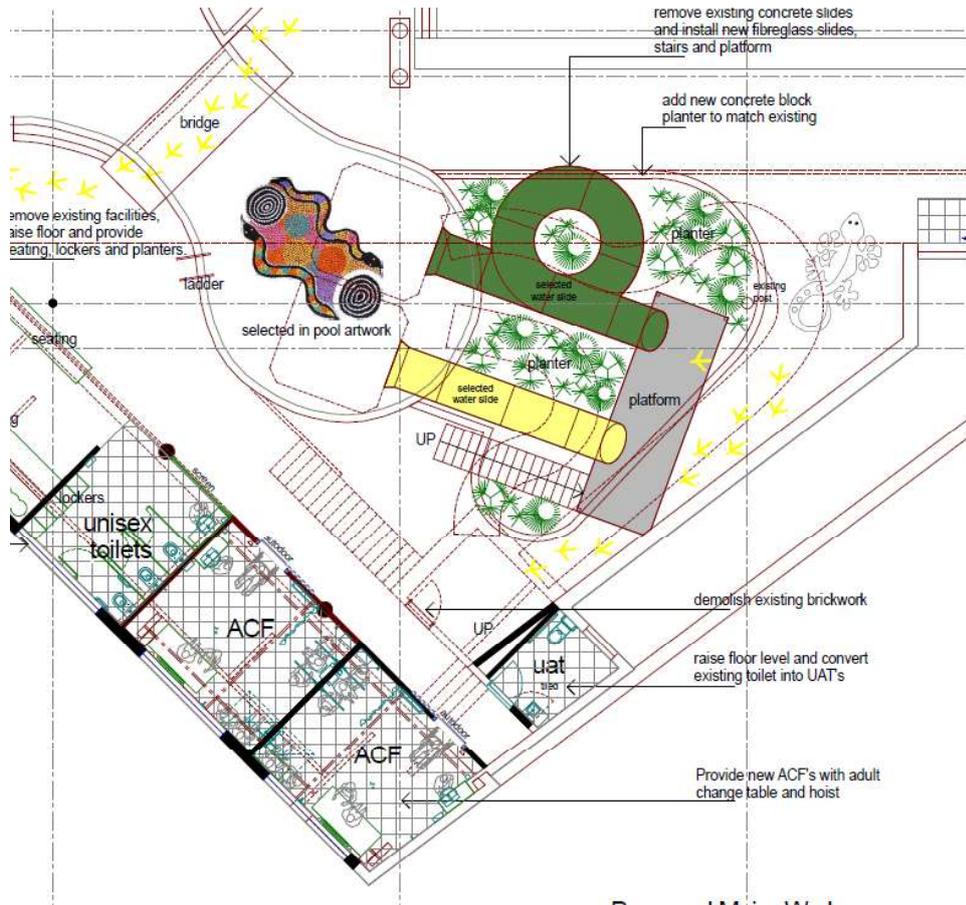
	Revision
Drawn : CS	29/07/20 amended CS
Date : 02/06/20	14/09/20 amended CS
Scale : 1:100 (A3)	12/10/20 Amended CS
Sheet : 8 of 13	19/11/20 Amended CS
	24/02/21 Amended CS



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