



# **SUPPLEMENTARY BUSINESS PAPER**

## **GENERAL MEETING**

**Wednesday 9 September 2015  
at 6:30PM**



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**24 EPPING AQUATIC CENTRE UPDATE**

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**EXECUTIVE SUMMARY**

- Councillors have expressed a desire to open the Epping Aquatic Centre (EAC) for the upcoming summer season ahead of the results of the currently commissioned investigations into the state of the facility.
- The investigations have been completed, but a report presenting the results is due late September 2015, with solutions to be developed and reported to Council in December 2015.
- Council officers have identified that it is possible to bring the EAC to an operational state by early November 2015 at an estimated cost of about \$100,000, but the solution comes with some risk.
- No guarantee can be provided that the repairs outlined in this Report will be sufficient. Repairs beyond the scope presented in this Report would most likely mean the pool would not be operational this summer season.
- The suggested repairs will not improve the appearance of the EAC – only make it usable. Patrons will continue to see deposits of sand on the bottom of the pool.

**RECOMMENDATION**

THAT Council authorise the repairs outlined in Deputy General Manager's Report No. IR29/15 to enable the Epping Aquatic Centre to be opened for the upcoming summer season.

## PURPOSE

The purpose of this Report is to seek Council's formal endorsement to spending \$100,000 on essential repairs to the 50 metre pool at Dence Park, Epping. These works will enable the pool to be opened for the upcoming summer season.

## BACKGROUND

At the 10 June 2015 General Meeting, Council considered Deputy General Manager's Report No. IR19/15 and resolved in part that:

*"Further investigations to take place as recommended in the report, with the results to be reported back to Council by way of a briefing".*

In accordance with the resolution of Council, Geoff Ninnes Fong & Partners (GNFP) was engaged to carry out further geotechnical and structural investigations recommended in their report, as follows:

- Six boreholes drilled into the concourse.
- Test pit in north eastern corner to uncover and inspect pool foundation.
- Ground penetrating radar to establish presence of any voids under the pool and concourse.
- Reinforcement cover meter survey to pool floor and walls.
- Core testing of concrete for concrete strength, chlorides and determination of estimated remaining life of concrete.
- Camera testing of central return line.
- Thorough inspection of pool when empty and final report by pool consultant.

The cost of this further investigation was estimated at \$60,000 including consultant's cost of \$47,000 and test pit excavation and restoration costs. The investigative work is now complete and the final report by GNFP is expected by the end of September 2015.

## DISCUSSION

Councillors have expressed a desire for the EAC to be opened for this coming summer season. To enable this to occur, the following additional work must be carried out to return the pool to an operational state:

- The test pit had to be excavated beyond the scope of the estimate in an attempt to find the foundation of the pool. Ninnes Fong has specified that the excavated pit needs to be backfilled and compacted.
- The two skimmer boxes for the scum gutter return lines, which were found to be constructed of brick with no foundation and collapsed, need to be reconstructed.
- The concrete slabs in the vicinity of the test pit, which have been found to have no support, need to be replaced.
- Ninnes Fong has advised that the concrete slab located behind the diving blocks has failed and needs to be replaced.
- Ninnes Fong has advised that it is not possible to provide a temporary fix to the failed expansion joints and the joints need to be replaced.

- There are areas of floor tiles that have failed whilst the pool has been empty that will require remediation.
- There are some failed cracked wall and coping tiles that will require remediation.
- The concrete test holes will require remediation.
- There is a plugged extension hole at the end of the central concrete return channel at the shallow end of the pool, according to the drawings for future works. The hole is of significant size and obviously the plug has failed and the hole will need to be re-plugged.

It is proposed to only replace the missing and broken floor wall and coping tiles at this time with an epoxy grout finish flush with the surrounding tiles. In any event, the suggested repairs will not improve the appearance of the pool, only make it usable for the summer period. Patrons will continue to see deposits of sand on the bottom of the pool.

It is important to understand that hydrostatic testing and a camera inspection were carried out on the cast iron water return line from the plant to the pool which has revealed there is a leak in the cast iron pipeline and it is in poor condition. This information has been provided as preliminary advice only and it is not possible to accurately estimate the extent or impact of the leak or the pipe's likely remaining life. It is not proposed to remediate this pipeline at this time as it is considered prudent to wait to holistically consider all testing results and recommendations in the GNFP report.

It must be noted, however, that there is a risk that this pipeline could fail at some time, rendering the pool inoperative. In such event, the pool would have to be closed until repairs estimated at \$120,000 could be carried out. It has been estimated that these works could take 6 to 8 weeks.

### **Next Steps**

Following receipt of the report of the GFNP investigation - realistically now by the end September 2015 - it is proposed to invite industry recognised pool consultants (which would include Paul Stevenson & Associates and GNFP) to provide the following quotations based on all reports to date and the GNFP report on further investigations:

1. A proposed solution to ensure the continued operation of the EAC for a period of two years from 1 October 2016.
2. A proposed solution to ensure the continued operation of the EAC for a period of five years from 1 October 2016.
3. A proposed solution to ensure the continued operation of the EAC for a period of 10 years from 1 October 2016.

The consultants will be requested to provide Council with an assurance of continual operational capability of the EAC for each period for the proposed solutions and clearly identify any potential risks to continued operation associated with each proposed solution.

It is proposed to carry out works associated with any of the solutions during the 2016 winter shutdown of the EAC.

### **Other Matters**

SGL Consulting has been engaged and is working on advice to Council regarding a possible replacement aquatic centre in Epping or nearby. SGL are testing the need for an aquatic centre, its possible location, size and functions. SGL is expected to deliver its advice in early October. The advice will form the basis of a subsequent report to Council.

**BUDGET**

The total cost of the additional works outlined in this Report is estimated at \$98,000 and has not been budgeted. It is anticipated that works will return the pool to an operational state by early November 2015, dependent upon weather conditions.

It must be noted, however, that there is a risk that cast iron return pipe could fail at some time, rendering the pool inoperative. The pool would have to be closed until repairs estimated at \$120,000 could be carried out. It has been estimated that these works could take 6 to 8 weeks.

**POLICY**

There are no policy implications associated with this Report.

**CONCLUSION**

Investigations into the state of the Epping Aquatic Centre have been completed and a report presenting the results is due late September 2015, with solutions developed and reported to Council in December 2015. Any desire to return the pool to an operational state for the upcoming summer season is possible, but comes with some risk. The minimum repairs considered necessary to return the pool to an operational state by early November 2015 have been identified in this Report at an estimated at a cost of about \$100,000. It is important to note that repairs beyond the scope presented in this Report would most likely mean the pool would not be operational this summer season. Further, no guarantee can be provided that the minimum repairs outlined in this Report will be sufficient.

It is noted that expert advice regarding a possible future replacement aquatic centre is expected later this year and will be an important piece of information in future consultation with the broader community.

**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Deputy General Manager, Infrastructure and Recreation – Robert Stephens - who can be contacted on 9847 6665.

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**Attachments:**

There are no attachments for this report.

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