



KEMPSEY
Shire Council

DIRECTOR SHIRE SERVICES SUPPLEMENTARY REPORT

11th September 2007

DSS9 SUPP.	EXPRESSIONS OF INTEREST FOR INDOOR SWIMMING POOL COMPLEX	FILE: 1033 JM	{Folio No. *}
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SUMMARY:

Reporting on expressions of interest received for the design of an indoor swimming pool complex at the McElhone Memorial Swimming Pool, in Belgrave Street Kempsey. The report considers two options namely to heat and enclose the existing 25m pool and to heat the pool only.

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DESCRIPTION:

At the May 2006 meeting Council resolved:

"That expressions of interest be invited for the preparation of a design of an appropriate indoor complex embracing the 25 metre pool, amenities and kiosk at the Kempsey Swimming Centre to provide for year round usage."

Expressions of interest were advertised in the Sydney Morning Herald and the Argus in July 2007, with notification of the Expression of Interest placed on Council's website. Expressions of interest were called to satisfy the requirements for selective tendering as outlined in clauses 166(b) and 168 of the Local Government (General) Regulations 2000.

At the close of the Expression of Interest Council received ten (10) written expressions of interest, which are summarized in Table 1. Respondents registered an interest to provide design services to heat and enclose the existing 25m swimming pool with most submissions detailing:

- a) experience of the applicant in fulfilling the requirements of similar projects; and
- b) capacity of the applicants to fulfil the requirements of the proposed contract.

The method of assessment used a five class ranking system, ranging from 1 (very high) to 5 (very low), with **very high** indicating the respondent has extensive experience and has demonstrated the capacity to design an indoor swimming complex and **very low** indicating that the respondent has little experience and has not demonstrated the capacity to design an indoor swimming complex. The respondents that demonstrated above

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average experience and capabilities in similar project works (scoring an average of 3.0 or better) were short listed.

Table 1 Assessment of Respondents

	Experience	Capability	Average	Shortlist
Dynamic Pools	2	1	1.5	No
Thinc Projects	2	3	2.5	Yes
Designer Pool Coatings	1	1	1	No
Rider Levett Bucknall	3	4	3.5	Yes
GHD	3	4	3.5	Yes
DEX	3	3	3.0	Yes
Gunn and Scott	2	2	2	No
Kinsley Associates	3	4	3.5	Yes
Facility Design Group	4	4	4	Yes
Schreiber Hamilton Arc	2	3	2.5	No
Neeson Murcutt	2	3	2.5	No

Indicative costs to construct an indoor swimming pool complex can vary widely depending on the needs and wants of the community. Basic enclosed swimming pools may range from \$1.6 million to \$2.6 million. Typically this indicative cost would allow for a completely new facility including new pool, heating and ventilation system, permanent reinforced concrete walls with structural steel roof. The factors that will determine which end of the range Council will need to fund will depend largely on what it is Council's vision for the future utilisation of the pool and what are the community's expectations and needs for its future use. Additional facilities such as gymnasiums, provision for therapy, water playgrounds would escalate costs well beyond the \$2.6 million mark.

To enclose the existing pool, lesser costs may be expected in the order of \$500,000 to \$800,000. This option assumes the current pool and associated pipe work will remain for the longer term and will be able to operate over the longer term in the increased corrosive environment created when the pool is enclosed.

In September 2004 a report was presented to Council on the Kempsey Pool complex based on the Kempsey Pool Survey Report prepared by Arup. A visual assessment of the complex by Arup identified a number of

concerns regarding the condition of the infrastructure at the pool including the 25m pool. Some of the urgent work identified in the report has subsequently been undertaken including the replacement of the pipe-work and the surrounding concrete concourse.

The condition of the pool walls including joints should however be further investigated as part of any option to enclose the pool.

By comparison, costs to heat the existing 25m pool (without enclosing the pool) indicatively range from \$150,000 to \$200,000. Under this option if the existing 25m pool had to be replaced in the future then the heating system could remain unaffected by any future development at the pool site.

In deciding the direction Council should take, the main considerations for each option are listed in Table 2.

Table 2 Project Considerations

Implications	Pool upgrade option	
	Heat and Enclose	Heat only
Environmental		
Flood levels	An enclosed structure around a swimming pool may adversely impact on the water levels during flood events	There should be negligible affects on flood levels
Flood policy	Precedence for other future structures on the flood way may be set	There will be no precedences
Social		
Patronage	Expected increase in patronage during the winter months	Reduced increase in patronage during the winter months
Financial	Increased operational costs of approximately \$20K and additional lessee costs of approx \$10K	Additional operational costs of approximately \$25K and additional lessee costs of approximately \$10K.
Infrastructure		
Existing Pool	In enclosing the pool a more corrosive environment may cause an accelerated reduction in the life of the pool structure	Heating the pool should not adversely affect the pool environment
Pool Replacement	Should the pool require replacement, it would be costly to do so when enclosed	The pool can be replaced with the heating system able to service future development of the pool site
Costs		
Design	\$25K to \$390K	\$5K to \$32K
Construction	\$800K to \$2.6 million	\$100K to \$200K

Preliminary discussions with the current lessees have indicated that they would be willing to extend the current period of operation of the pool. Should the pool be heated and the season extended, the current lease would need to be renegotiated with the lessees.

Should council resolve to commit funds to heat and enclose the existing swimming pool then it is recommended that invitations to tender for the work be sent to Rider Levett Bucknall, GHD, Kinsley Associates, DEX, and Facility Design Group. Prior to the invitation of selected tenders, further detailed investigation should be undertaken to determine the condition of the existing pool infrastructure.

Conversely should Council resolve to commit funds to heat the swimming pool only then it is recommended that Council decline to invite tenders from any of the list of respondents and enter into negotiations with the current pool managers to determine the best strategy to heat the pool.

Subsequent to the receipt of the Expression of Interest, Council has received advice from the managers of the pool complex that a member of the community is prepared to consider making a sizeable contribution towards the cost of heating the pool.

REPORT IMPLICATIONS:

- *Environmental*

No implications until tenders are called and each tender assessed.

- *Social*

No implications until tenders are called and each tender assessed.

- *Economic (Financial)*

No implications until tenders are called and each tender assessed.

- *Policy or Statutory*

Nil

- *Director's Review*

The invitation for expressions of interest did generate a significant response from which a list of five (5) qualified tenderers can be drawn.

Council in its resolution needs to determine whether to heat only or heat and enclose the existing 25m pool.

Should Council resolve to heat and enclose the existing pool then the option to utilise the existing pool infrastructure needs to be carefully considered.

RECOMMENDATION:

For Council determination.

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A P Vermeulen
DIRECTOR SHIRE SERVICES