

Marion Outdoor Pool

Originating Officer	Manager City Property - Megan Hayward
Corporate Manager	Manager City Property - Megan Hayward
General Manager	General Manager City Development - Abby Dickson
Report Reference	GC190226F01

Confidential



Confidential Motion

That pursuant to Section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Abby Dickson, Tony Lines, Vincent Mifsud, Kate McKenzie, Megan Hayward, Tyson Edwards, Ray Barnwell, Jaimie Thwaites, Victoria Moritz and Craig Clarke, be excluded from the meeting as the Council receives and considers information relating to Marion Outdoor Pool, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates commercial confidence.

REPORT OBJECTIVE

To seek approval from Council to spend additional funds in stage 2 of the Marion Outdoor Pool Upgrade project.

To inform council that stage 3 scope of works will be revised to ensure that the total original approved budget for the total outdoor pool project is not exceeded.

EXECUTIVE SUMMARY

In February 2018 Council approved the Marion Outdoor Pool Upgrade Project (GC130218R04), to be undertaken in 3 stages:

Stage 1: Change Rooms, Kiosk and Storage \$ [REDACTED]

Stage 2: Upgrade Main Building \$ [REDACTED]
(Foyer, façade, Multi-function Room, Staff Accommodation, Storage and front Canopy)

Stage 3: External Features and Plant Room \$ [REDACTED]
(Splash Pad, Water Play Area, Plant Upgrade, accessible paths, picnic areas, slide shade)

Total Project Budget Approved: \$ [REDACTED]

Stage 1 has been successfully delivered, with funds remaining of \$ [REDACTED].

Stage 2 is currently anticipated to exceed the original endorsed budget for stage 2 by \$ [REDACTED]. Of this \$ [REDACTED] can be funded from within the existing approved 2018/19 ICT Technology Upgrade budget leaving a remaining unfunded amount of \$ [REDACTED]. These estimates are based on the pretender estimate prepared by Rider Levett Bucknall (RBL). Administration is unable to go to market tender without the approval of the anticipated additional funds to be spent in this stage.

Stage 3 is currently not priced and requires a review of scope before going to market tender. It is anticipated however that the additional funds being requested in stage 2 will be recouped in stage 3.

RECOMMENDATION

That Council

1. **Endorses additional budget of up to \$ [REDACTED] to be spent to deliver stage 2.**
2. **Endorses an additional allocation of up to \$ [REDACTED] to be funded from Council's Asset Sustainability Reserve and notes that \$ [REDACTED] required for ICT infrastructure will be funded from within the existing approved 2018/19 ICT Technology Upgrade budget.**
3. **Endorses a thorough review of stage 3 to be undertaken to recoup the additional funds required for stage 2 and approves Administration to go to market tender to determine the final anticipated cost of stage 3.**
4. **Requires Administration to bring a further report in July 2019 to report on the outcomes of the review of the scope and budget for stage 3 works.**
5. **In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, appendices and minutes having been considered in confidence under Section 90(2) 3 (b)(i) and (ii) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2019.**

DISCUSSION

The key reason for stage 2 of the project running over budget is the fact that the initial main building foyer design was not enclosed, despite the brief to the architects being clear in the requirement for weather tightness.

Following clarification of this requirement a new design was proposed that included full height glass entry and exit points which provided weather tightness and an attractive building design, both on the front entry and internally to the pool area.

A further contributing factor to the overspend is the external public toilet facilities, that are required to be upgraded and delivered as a condition of the Development Approval (DA) and to enable the use of the multipurpose room after hours. These were initially removed from scope, without understanding the DA condition requirement.

The additional ICT infrastructure works include installation of a fibre optic connection and the upgrade of network to improve connection speed, fully integrate with corporate applications, improve communications and provide staff and public wifi.

A brief summary of stage 2 budget is attached as Appendix 1

It is Administration's intention that the additional funds spent in this stage are found in a revision of stage 3, where upon initial review, efficiencies in the proposed design and fitment can be found.

To quantify the exact savings in stage 3, it is proposed that Administration go out to market tender as soon as an initial design review is undertaken.

It is noted that the key things of importance to the community are the leisure attractions (the splash pad and waterslide) and the general enhancement and improved functionality of the built structures (the new community multi-use room, kiosk upgrade and change room improvements), any revision will ensure that these key items are maintained, but in a more cost effective way.

Given the scale and cost of stage 3, Administration will undertake an environmental scan of other recently upgraded outdoor pools, where similar fitments have been undertaken. It is expected that this will further enlighten the final design outcome and cost savings.

Administration is working collectively to allocate funds where possible from within existing budgets for the items that are unplanned, such as the ICT requirements, which can be funded from within the existing approved 2018/19 ICT Technology Upgrade Budget.

It should be noted that this project is funded from Council's Asset Sustainability Reserve and as such any additional funding will have an impact on the timing of budget. Finance are aware and are working with City Property to ensure all budgets are retimed accordingly.

Conclusion

The Marion Outdoor Pool is a much loved piece of community identity and in this respect it is up to the City of Marion to ensure that we have a meaningful application of architectural elements, landscape and public place initiatives, to maintain engagement with local residents, but equally to attract new patrons to the pool and connect everyone to the fantastic surrounding areas.

A further report will be brought to Council outlining the outcomes of the value management undertaken for stage 3 works to recoup funds and any impacts to the scope of works.

Attachment

#	Attachment	Type
1	Appendix 1 - Marion Outdoor Pool - Stage 2 Summary Budget	PDF File

Appendix 1

Marion Outdoor Pool Upgrade - Stage 2 - Summary Budget

Available Budget

Stage 1	Completed - Funds Remaining	\$	
Stage 2	Approved Budget	\$	
Unspent funds Stage 1 and 2		(A)	\$

Costs

Stage 2 - Pre Tender Estimate

Revised Cost Estimate	\$	
Construction Contingency	\$	
Professional Fees	\$	
Statutory Charges	\$	
	\$	

Stage 2 - Unplanned Works

ICT Requirements	\$	
Alternative Entry	\$	
External Public Toilets (DA Requirement)	\$	
	\$	

Total Stage 2 Revised Costs	(B)	\$	
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Stage 2 Budget deficit	(A - B)	(\$)
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Funding available from within approved 2018/19 ICT Technology Upgrade Budget	\$	
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Funding Required from Council's Asset Sustainability Reserve	\$	
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