

## Marion Outdoor Pool Stage 3 –Progress Update

|                            |  |
|----------------------------|--|
| <b>Originating Officer</b> | Unit Manager Cultural Facilities - Tyson Brown   |
| <b>Corporate Manager</b>   | Acting Manager City Property - Clare Benn        |
| <b>General Manager</b>     | General Manager City Development - Ilia Houridis |
| <b>Report Reference</b>    | GC191022F01                                      |

### Confidential



### Confidential Motion

#### That:

1. 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, Ilia Houridis, Tony Lines, Fiona Harvey, Sorana Dinmore, Kate McKenzie, Ray Barnwell, Clare Benn, 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

The purpose of this report is to seek Council's endorsement to progress to tender with stage three of the Marion Outdoor Pool upgrade with the allocated budget of \$ [REDACTED]

## EXECUTIVE SUMMARY

On 23 July 2019 (GC190723) Council sought a review of stage three to ascertain the proposed budget and scale of works in alignment with the original scope.

An internal review has been undertaken with the findings assessed against the proposed stage three designs to ensure the proposed individual elements of the designs are of a suitable scale for the site, provide value-for-money and incorporate sufficient diversity of experiences offered, to both retain and increase regular attendances.

Cost estimates for the final design and landscaping of stage three are confirmed as being achievable against the allocated budget of \$ [REDACTED]

## RECOMMENDATION

### That Council:

1. Notes and approves the detailed design for stage 3 works for the Marion Outdoor Pool Upgrade.
2. Notes the cost estimates are within acceptable range of the approved budget of \$ [REDACTED]

3. Approves Administration proceeding with the tender for delivery.
4. *In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Marion Outdoor Pool Stage 3 –Progress Update, any appendices to this report and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) 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

### Background

In February 2018 Council approved the Marion Outdoor Pool Project (GC130218R), to be undertaken in 3 Stages:

- Stage 1: Change Rooms, Kiosk and Storage \$ [REDACTED]
- Stage 2: Upgrade main building (foyer, Multi-function room, Staff accommodation, storage, Front Canopy) \$ [REDACTED]
- Stage 3: Will increase the site area (through the realignment of the perimeter fencing) to include a 'family area' and include high quality water amusements including Splash Pad, Water Play Area, Plant Upgrade, Accessible Paths, Picnic Areas, Slide, Shade \$ [REDACTED]

**Total Budget Approved: \$ [REDACTED]**

On 23 July 2019 Council resolved to :

1. Notes that the contract for delivery of stage 2 works for the Marion Outdoor Pool upgrade project was awarded to Affinitas Construction and has been delivered within the original budget approved of \$ [REDACTED] and therefore does not require the additional allocation of funds for this stage endorsed by Council in February 2019.
2. Notes that stage 3 works are being scoped and designed within the original approved budget of \$ [REDACTED]
3. Notes that a report will be presented to Council in September 2019 with the detailed design and budget for stage 3 works, seeking endorsement to go to tender for delivery.

This report provides an update on progress for resolution 3 above.

## REVIEW OF INITIAL STAGE 3 DESIGN

### Proposed Design

A proposed design was presented to Council in February 2018 for stage 3.



Administration has recently undertaken a review which included the following: site visits and engagement with facility managers of seven outdoor and indoor pool / aquatic facilities across metropolitan and regional Adelaide; site visits of local aquatic amusements; desktop research of National outdoor aquatic facilities which offer increased amusements and attractions for various age groups.

The concept designs were reviewed by Council's landscape architect, Unit Manager Cultural Facilities and the Manager City Activation. They confirmed the design would be of a scale in-keeping with current infrastructure on site - See appendix 1,2 and 3.

The review undertaken confirmed that the proposed stage 3 design addresses the intended outcomes of:

- increasing accessibility and usability for attendees;
- increasing areas for families and small children fostering them to remain at the facility for longer;
- enhanced facility options;
- complementing existing features;
- broadening appeal to families and communities - (whilst maintaining connection to the long term and loyal customer base);
- diversity of experience;
- protecting the valuable green / open space.

Within the Stage 3 design development a site survey has been undertaken to confirm the most suitable location of features. An initial DRAFT has been completed and is attached to this report (See appendix 4). This has created the necessity for some minor modifications to the design, however it is anticipated that any implications on cost will be minimal.

## **Value for Money**

With an allocated budget of \$[REDACTED] Stage 3 has the largest budget expense of all of the stages due to the scale of the water play and splash pad features and the very specialised nature of the equipment.

The sector was re-tested via the recent review for value for money via a desktop analysis. Discussions with other facility managers of aquatic facilities helped to provide an informal evidence base on what attractions offer the greatest return on investment.

The proposed water play features were agreed by all aquatic facilities consulted to provide the greatest potential for increased attendances which would also complement the existing facility and grounds and create a point of difference for the Marion Outdoor Pool, increasing our competitive advantage in metropolitan SA.

## **BUDGET / DETAILED COSTINGS**

### **Capital Expenditure**

The water play and splash pad budget has been confirmed and has been quoted at \$[REDACTED] This is aligned with the 2018 budget approval.

Landscaping costings have been quoted at \$[REDACTED] which is in line with the 2018 Budget approval.

The initial pump shed costing has significantly increased from \$[REDACTED] to \$[REDACTED] due to a requirement to make the new building appear more aesthetically pleasing and in-keeping with the rest of the facility (see Appendix 5).



Value Management of Stage 2 works by the Project Managers has resulted in budget savings of \$[REDACTED]. If these savings from Stage 2 are added to the already approved Stage 3 budget, the Project Managers are confident in being able to deliver the revised pump house scope from within the existing approved budgets.

The cost estimates provided by Rider Levett Bucknall (RLB) are within 5% of the current approved Stage 3 budget of \$[REDACTED].

*The RLB cost estimates are conservative and Administration are confident that through the tender process and 'value management' of the landscaping works and pump house construction that the project will be able to be delivered within the approved allocated budget - see table below. The overall variation when including the reallocation of the Stage 2 budget savings to Stage 3 is \$[REDACTED] or less than 1%.*

| Proposed Works                    | RLB Cost Estimate | Budget       |
|-----------------------------------|-------------------|--------------|
| Water Slide & Play features       | \$[REDACTED]      |              |
| Landscaping                       | \$[REDACTED]      |              |
| Pump Shed                         | \$[REDACTED]      |              |
| Stage 3 Approved Budget           |                   | \$[REDACTED] |
| Realised budget Savings - stage 2 |                   | \$[REDACTED] |
| <b>Total</b>                      | \$[REDACTED]      | \$[REDACTED] |

## Annual Operational Expenditure

### Resources

The facility has been designed so that during quieter times, the design and location of the splash pad will enable the standard system of 'rostered' lifeguards to safely monitor the equipment, with the lifeguard located adjacent the 'learner and toddlers pools' having full vision of the run outs of the water slides. The play ground is essentially "zero depth" (as there is no static water in place) and does not require monitoring.

The Royal Lifesaving Society Australia Guideline for safe pool operation provides that the supervision required is for 1 Lifeguard: 100 customers. Therefore at busier times i.e. weekends and School holidays, it is proposed for a dedicated lifeguard to monitor the splash pad and water play features due to the likely increase in attendances. This additional operational expenditure will be funded from the commensurate increased revenue.

### Running Costs

Advice has been sought in relation to the likely running costs of the new splash pad and water play feature. These costs are minimal equating to circa \$[REDACTED] per day, with the additional chlorine and acid in the order of \$[REDACTED] - \$[REDACTED] per day depending on the usage of the splash pad and pool. Again this increase in operational expenditure will be funded from increased revenue.

## Maintenance

Minimal on-going maintenance will be required, with seasonal maintenance largely consisting of cleaning and polishing.

## Whole of Life Costs

These are outlined in appendix 6.

## Next Steps

The Project Steps and timeframes are as per the following table:

| Project Steps   | Timeframe                        |
|---|----------------------------------|
| Tender Preparation - Landscaping                      | September / October 2019         |
| Select Tender - Water Play & Splash Pad               | October 2019                     |
| Order Water Play & Splash Pad from preferred supplier | October / November 2019          |
| Tender Release - Landscaping                          | Early January 2020               |
| Award Tender - Landscaping                            | Early March 2020                 |
| Commence Construction                                 | April 2020 (During Pool Closure) |
| Completion of Works                                   | Early September 2020             |
| Project hand-over                                     | Mid September 2020               |
| Pool Opening  | Early October 2020               |

## Attachment

| # | Attachment   | Type     |
|---|--|----------|
| 1 | Appendix 1 - Marion Outdoor Splash Pad Alt5_3d-pdf-PERSPECTIVE | PDF File |
| 2 | Appendix 2 - Marion Outdoor Splash Pad Alt5_3d-pdf-VIEWS       | PDF File |
| 3 | Appendix 3 - Marion Splash Pad Layout                          | PDF File |
| 4 | Appendix 4 - Location Plan                                     | PDF File |
| 5 | Appendix 5 - Proposed Building Extension Design (Pump House)   | PDF File |
| 6 | Appendix 6 Whole of life costings                              | PDF File |





**PolinWaterparks**  
THE EXPERIENCE



GEBKİM OSB REFAİK BAYDUR CAD.  
NO:6 41480 DİLOVASI/KOCAELİ  
Tel.: (+90 262) 656 64 67 (pbx)  
Fax: (+90 262) 656 64 75  
e-mail: polin@polin.com.tr  
web:www.polin.com.tr

| Project Number | Date       |
|----------------|------------|
| 12537-AN-05    | 27.08.2019 |

## Marion Outdoor Splash Pad

Australia

### ALTERNATIVE 5

| Drawing Units | Metric |
|---------------|--------|
| Paper Size    | A3     |

Scale

| Drawn by                  | Checked by                | Approved by                  |
|---------------------------|---------------------------|------------------------------|
| Simge Yılmaz<br>Architect | Duygu Uyuşan<br>Architect | Mine Pakış<br>Design Manager |

#### NOTES:

\*NOT FOR CONSTRUCTION

These drawings, illustrations and the design concepts expressed herein are the exclusive property of Polin Waterparks and Pool Systems. These drawings or illustrations are confidential and for the exclusive use of those whom sent. Any violation of this purpose, particularly the use of these prints for the duplication of design concept will be prosecuted under all remedies provided by law.

Doküman No07 TR 03 Rev4 05-02-2015



GEBKİM OSB REFİK BAYDUR CAD.  
NO:6 41480 DİLOVASI/KOCAELİ  
Tel.: (+90 262) 656 64 67 (pbx)  
Fax: (+90 262) 656 64 75  
e-mail: polin@polin.com.tr  
web: www.polin.com.tr

| Project Number | Date       |
|----------------|------------|
| 12537-AN-05    | 27.08.2019 |

## Marion Outdoor Splash Pad

Australia

### ALTERNATIVE 5

|               |        |
|---------------|--------|
| Drawing Units | Metric |
| Paper Size    | A3     |
| Scale         | 1/100  |

| Drawn by                  | Checked by                | Approved by                  |
|---------------------------|---------------------------|------------------------------|
| Simge Yılmaz<br>Architect | Duygu Uyuşan<br>Architect | Mine Pakış<br>Design Manager |

#### NOTES:

\*NOT FOR CONSTRUCTION

These drawings, illustrations and the design concepts expressed herein are the exclusive property of Polin Waterparks and Pool Systems. These drawings or illustrations are confidential and for the exclusive use of those whom sent. Any violation of this purpose, particularly the use of these prints for the duplication of design concept will be prosecuted under all remedies provided by law.

Doküman No07 TR 03 Rev4 05-02-2015





| REVISIONS |   |  |  |            |      |              |
|-----------|---|--|--|------------|------|--------------|
| REV.      | DESCRIPTION                             |  |  | REVISED BY | DATE | REQUESTED BY |
| 0         | Drawing released by Luciano on 08/09/19 |  |  |            |      |              |

AREA: 635 SQ FT | 59 SQ MT

| Qty | Toy  | Description  | MIN GPM | MAX GPM | MIN LtpS | MAX LtpS | TOTAL MIN GPM | TOTAL MAX GPM | TOTAL MIN LtpS | TOTAL MAX LtpS | System Pressure (PSI) |
|-----|------|--------------|---------|---------|----------|----------|---------------|---------------|----------------|----------------|-----------------------|
| 5   | J330 | Vertical Jet | 5       | 7       | 0.3      | 0.44     | 24.5          | 35            | 1.54           | 2.2            | 10                    |
| 1   | T271 | Aquawigl     | 21      | 30      | 1.3      | 1.89     | 21            | 30            | 1.323          | 1.89           | 25                    |
| 1   | T450 | Aquawave     | 21      | 30      | 1.3      | 1.89     | 21            | 30            | 1.323          | 1.89           | 25                    |
| 1   | T602 | Aquafllo     | 42      | 60      | 2.7      | 3.8      | 42            | 60            | 2.66           | 3.8            | 25                    |
| 1   | T804 | Aquapip      | 21      | 30      | 1.3      | 1.89     | 21            | 30            | 1.323          | 1.89           | 25                    |
| 1   | T809 | Aquabow Mini | 25      | 35      | 1.5      | 2.21     | 24.5          | 35            | 1.547          | 2.21           | 25                    |
| 10  |      | TOTALS       |         |         |          |          | 154           | 220           | 9.716          | 13.88          |                       |



EMPEX WATERTOYS  
50 INNOVATOR AVENUE  
STOUFFVILLE, ON  
Canada, L4A 0Y2

Tel: 905 640 3994 Fax: 905 640 5430  
Toll Free: 1 866 833 8580

File Name:  
MARION SPLASH PAD LAYOUT

CUSTOMER: ENTER CUSTOMER

MARION  
SPLASH PAD

PROJECTION ANGLE



B

SIZE

SHEET SCALE:  
1:48

UNITS  
DUAL DIMS

Drawings are strictly Design Drawings and not intended to be used for toolmaking purposes. They are not considered final engineering drawings. Specifications for tolerances, tooling and manufacturing are the responsibility of the manufacturer unless otherwise specified.

All copyright, design and other intellectual property rights in the contents hereof are the sole and exclusive property of EMPEX WATERTOYS. The provision of this document to you does not afford you any ownership, rights or license to use or reproduce same, all of which remains the property of EMPEX WATERTOYS. Reproduction, storage in a retrieval system, or transmission in any form by any means, whether electronic, mechanical or otherwise, in whole or in part, without the prior written consent of EMPEX WATERTOYS, is strictly prohibited.

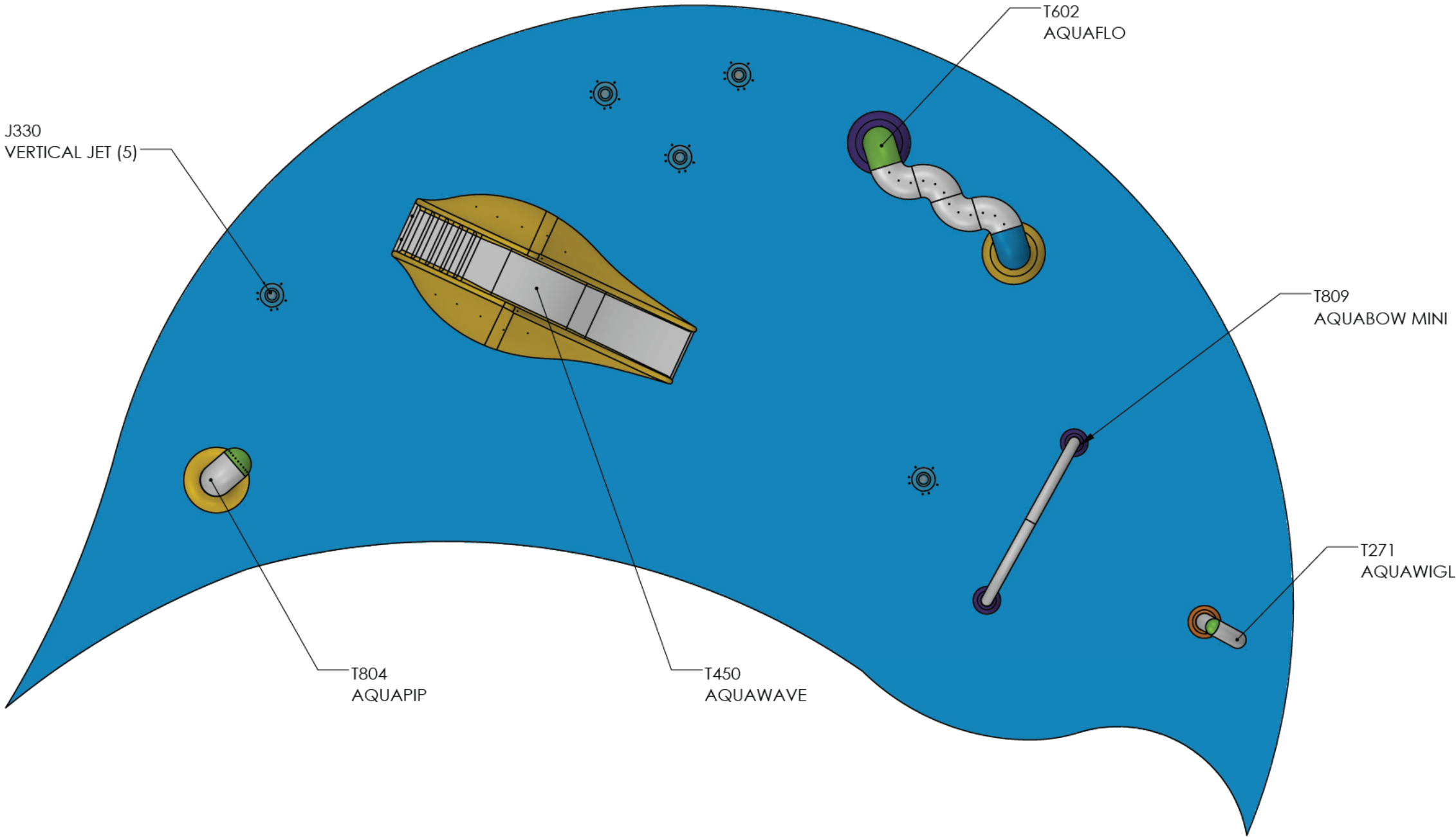
LAST REVISED ON

NAME Luciano

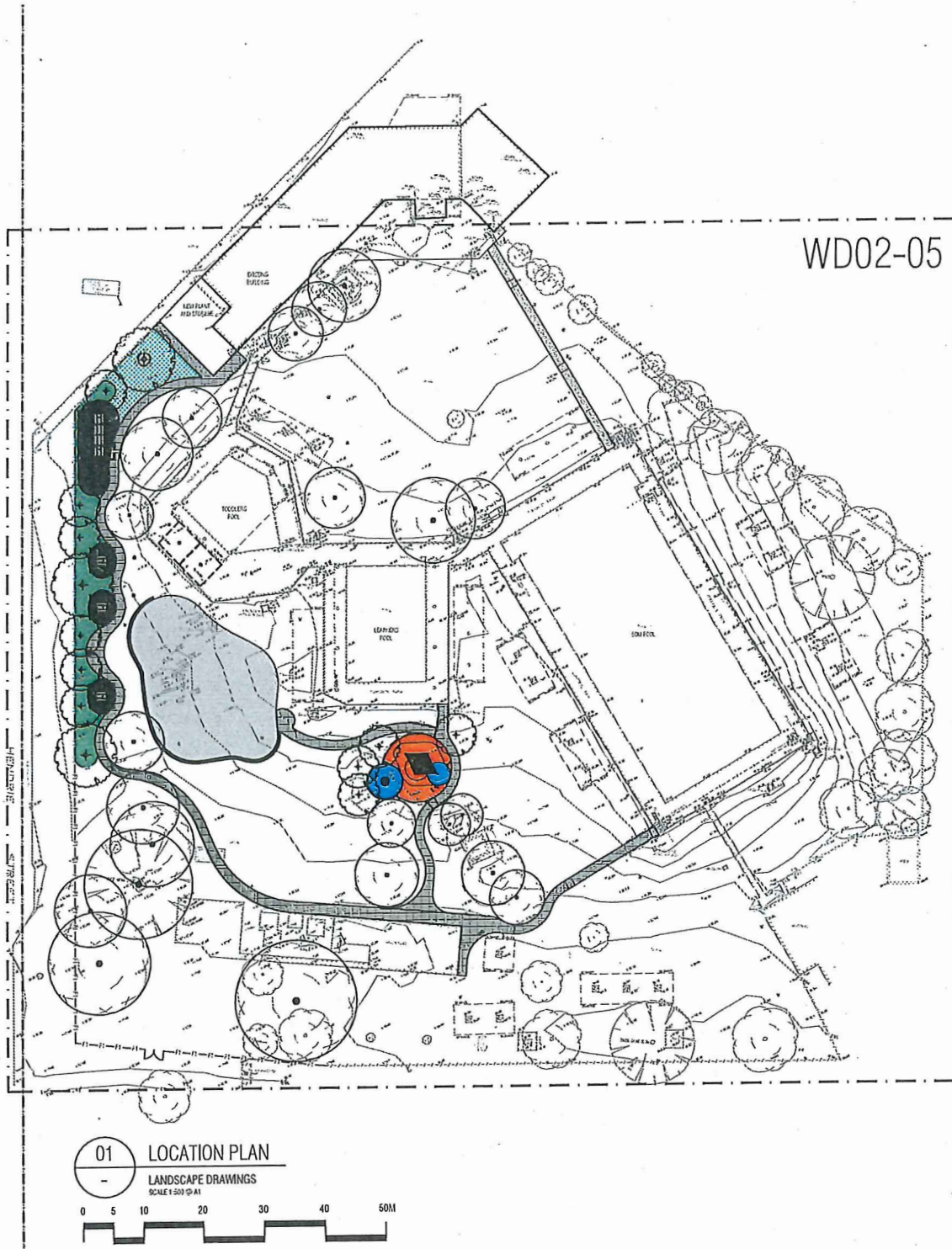
DATE 8/9/2019

REV  
0

SHEET 1 of 1

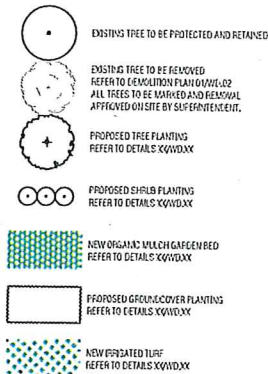




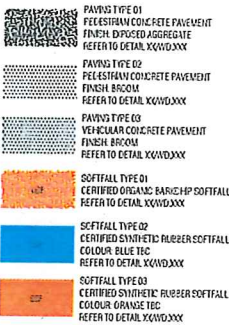


## LEGEND

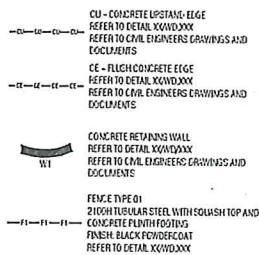
### PLANTING



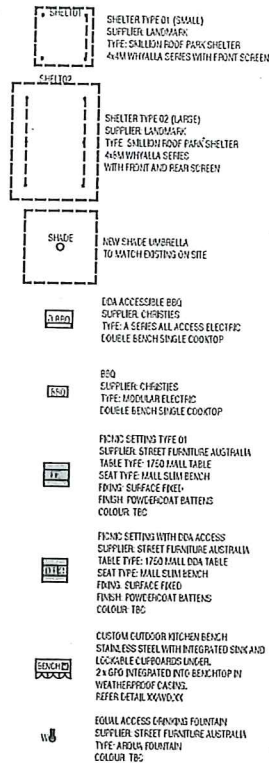
### MATERIALS, SURFACES AND FINISHES



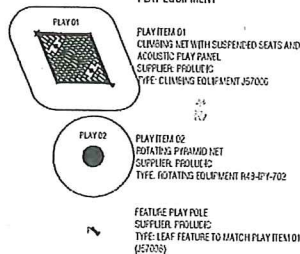
### WALLS AND EDGES



### FURNITURE AND FITTINGS



### PLAY EQUIPMENT



PRELIMINARY ISSUE 30.08.19 P1  
Revision Date Issue

**swanbury  
penglase**  
architects of  
human space

## MARION OUTDOOR POOL LANDSCAPE WORKS

MARION COUNCIL  
Oaklands Road and Hendrie Street  
Park Holme, SA 5043

## LEGEND AND LOCATION PLAN

Scale Drawn Approved Date  
AS INDICATED LG HE AUG 2019

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING  
ANY WORK OR MAKING SHOP DRAWINGS

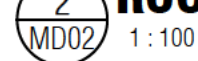
© SWANBURY PENGLASE ARCHITECTS ACN 008 202 775  
244 GILBERT ST ADELAIDE SA 5000  
PH (08) 8212 2679 FAX (08) 8212 3162  
mail@swanburypenglase.com  
www.swanburypenglase.com

**17331 WD.01 P1**

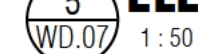
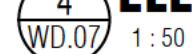




MD02 1 : 100



- 



ORIGINAL SHEET SIZE A1 PRINTED ON : 30/09/2019 3:43:54 PM



## Appendix 6 – Whole of life costings

| Whole of Life Cost Analysis  |                       |                  | MOP facility upgrades - Stage 3 |                                    |                                      |                              |                        |  |   |                                   |   |
|--|-----------------------|------------------|---------------------------------|------------------------------------|--------------------------------------|------------------------------|------------------------|--|---|-----------------------------------|---|
| Description  | Operating/<br>Capital | Lifecycle<br>Yrs | Acquisition Cost                | Projected<br>Operating<br>Costs pa | Projected<br>Maintenance<br>Costs pa | Total<br>Projected<br>O&M pa | Net Increase<br>O&M pa | Projected<br>Depreciation/<br>Renewal pa | Net Increase<br>Depreciation/<br>Renewal pa | Whole of Life<br>Cost of Proposal | Whole of Life<br>Increase Cost of<br>Proposal |
| concrete pad   | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| aqua tower   | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| waterplay and splash pad equipment   | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| pump and piping  | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| filtration system  | Capital               | 20               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| sanitarion system  | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| pumps and tank   | Capital               | 20               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| toddler pool filtration  | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| heating system   | Capital               | 20               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| pump shed  | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| access pathways  | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| bbq and picnic area  | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| play equipment   | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| slide tower shade  | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| boundary fence   | Capital               | 40               |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
|  |                       |                  |                                 | -                                  | -                                    | -                            | -                      | -  | -   | -                                 | -   |
|  |                       |                  |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| Total (whole of life cost based upon 40 years)   |                       |                  |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
|  |                       |                  |                                 |                                    |                                      |                              |                        |  |   |                                   |   |
| *Whole of life costs include acquisition, operating & maintenance expenditure and depreciation/renewal using current values. |                       |                  |                                 |                                    |                                      |                              |                        |  |   |                                   |   |