

10.12.North Sydney Olympic Pool Redevelopment - Project Update

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ATTACHMENTS	Nil
CSP LINK	2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

PURPOSE:

The purpose of this report is to provide an update on the redevelopment of North Sydney Olympic Pool.

EXECUTIVE SUMMARY:

- Construction work on the North Sydney Olympic Pool is anticipated to reach Practical Completion in May 2024.
- The current construction contract value is \$58.62m, which includes approved construction contract variations of \$5.1m.
- Additional Project Management resources are now in place, in accordance with the Council resolution of 28 August 2023.
- Confirmation of final project forecasts continues, as outstanding claims continue to be assessed, and scoping for additional works are progressed.
- A Business Plan for the operation of the facility is currently being finalised and will be presented to Councillors at a briefing session in October 2023.

RECOMMENDATION:

1.THAT Council notes the contents of this report, which provides an update in relation to the North Sydney Olympic Pool redevelopment project.

Background

Construction of the North Sydney Olympic Pool Redevelopment project commenced in March 2021, following the signing of construction contracts in December 2020. The last update report regarding the project was provided to Council at its meeting of 28 August 2023. Councillors were also provided with an update on the project at a formal briefing session held on the 18 September August 2023.

Report

On-site Progress to Date

Works onsite are continuing to progress, with all major concrete pours to aquatic features now completed and the tiling of the 50m pool to shortly commence.

Works in progress or completed since the report to Council on the 28 August 2023 include:

- Leisure pool base slab pour 1 complete;
- Level 4 NW slab to be complete;
- Upper roof steel installation has commenced;
- All leisure and 50m pool pipework installation complete;
- Preparation of finishes to the 50m pool ongoing;
- Level 5 NW slab to be completed;
- Western stair concrete stairs completed;
- Wall tiling to commence on the 50m pool internal walls; and
- Sewer and Stormwater connection works to commence on Olympic Drive.

Project Timeframe

Progress against the program is being monitored on an ongoing basis through formal site inspections attended by representatives from ICON, the Council, and Council's external Programmer.

May 2024 is the current estimated date for Practical Completion, which will be the formal handover of the site to Council. However, Council continues to work through outstanding Extension of Time claims and project scope changes which may impact the delivery timeframe and date for Practical Completion.

It should be noted that it is anticipated that the opening of the facility will occur two - three months after Practical Completion, which will provide time for facility commissioning, Council fit-out, training of staff, and setup to occur.

Project Budget

The total allocated budget for the redevelopment of North Sydney Olympic pool is \$85.87m. The current agreed contract value for construction is \$58.62m, which includes \$5.1m in

contract variations to date. However, the forecast cost to completion for the project continues to be under review.

The table below provide a breakdown of all contract variations to date.

Classification	Variations approved - reported 26 June 2023	Variations approved to 31 July 2023	Variations approved to 28 September 2023	Movement from previous report
	\$	\$	\$	\$
Delays	1,068,765	1,068,765	1,068,765	Nil
25m Pool	285,884	287,290	287,290	Nil
Design finalisation	567,818	568,470	568,470	Nil
Early works/latent conditions	1,451,896	1,548,512	1,685,344	136,832
Hazardous substances	673,823	673,823	673,823	Nil
COVID delays	210,324	210,324	210,324	Nil
Services	253,695	308,937	308,937	Nil
Additional survey	13,195	13,195	13,195	Nil
Miscellaneous	118,518	304,187	443,081	138,894
Design Enhancements	6,616	6,616	6,616	Nil
Provisional sum adjustments - contamination	150,032	161,213	190,447	29,234
Previously excluded due to funding from other internal sources	152,978	153,809	153,809	Nil
Total	4,953,544	5,305,142	5,610,101	304,960

Resourcing

Additional Project Management resources through the APP Group (APP) are now in place in accordance with the resolution of Council at its meeting on the 28 August 2023.

APP have been proactively reviewing the project issues and undertaking critical analysis of contract variations, Extensions of Time, and Requests for Information.

The total number of contract variations to be assessed has reduced further to 17 from 39 reported to Council on the 28 August 2023. Significant similar headway is also being made in the resolution of Extension of Time claims and Request for Information.

Operational Readiness

Progress towards operational readiness remains on track. The first phase of recruitment required to operationalise the facility is now underway. Recruitment for Co-ordinator level position has resulted in a strong field of candidates for all key positions.

Senior staff will be progressively employed towards the end of 2023, which will enable the develop of policy, procedures, and programming for each department, prior to training and commissioning as the facility moves towards completion with a mid-2024 opening.

The proposed services and pricing for the facility was presented at the Councillor Briefing on 4 September 2023, outlining the various programs and services to be provided to patrons when the facility opens. These include gym and group fitness options, swim school, creche, and the use of aquatic spaces for programs and recreational purposes.

For the purposes of financing the gym equipment, consideration has been given to both leasing and ownership models, with the ownership model determined to provide the best value for money.

Staff are currently finalising tender documentation for the gym equipment, which will be advertised in October 2023 to ensure a supplier can be nominated with sufficient lead time for the manufacture and supply of the equipment prior to opening.

The Business Plan for the facility is currently being finalised and will be presented to a briefing of Councillors in mid-October 2023.

Progress Photos





View from the Bridge 30/8/2023



Indoor pool hall roof steel 30/8/2023



Leisure pool ready for concrete 30/8/2023



Level 1 Amenities