

## 10.8. North Sydney Olympic Pool Redevelopment Project Update

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<b>ENDORSED BY</b>	Therese Cole, Chief Executive Officer
<b>ATTACHMENTS</b>	1. NSOP Redevelopment Report 22 April 2024 Confidential Attachment (1) [10.8.1 - 2 pages]
<b>CSP LINK</b>	2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

### PURPOSE:

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

### EXECUTIVE SUMMARY:

- The project has been delayed due to ongoing issues associated with the structural steel roof over the 25-metre pool. Practical Completion is anticipated late 2024/early 2025 as previously reported to Council.
- Council's project team has addressed over 1,200 Requests for Information and have now assessed 371 Variations and 145 Extensions of time associated with the design and construction of the project.
- The current construction contract value is \$88.12M as of 13 March 2024, however Council continues to receive variations associated with latent conditions, along with design and construction-related issues.

### RECOMMENDATION:

**1. THAT** the meeting be closed to the public in accordance with Section 10A(2) (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would be, on balance, contrary to the public interest as it would affect Council's ability to obtain value for money services.

*(g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege and because consideration of the matter in open Council would be, on balance, contrary to the public interest as it would affect Council's ability to manage legal matters effectively and in the best interests of the community.*

**2. THAT** the confidential report and related attachments be treated as confidential and remain confidential unless Council determines otherwise.

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

## **Background**

Construction on the redevelopment of the North Sydney Olympic Pool commenced in March 2021.

The last update report regarding this project was provided to Council at its meeting of 11 March 2024.

## **Report**

Whilst construction activities continue onsite, including the tiling of the 50-metre pool, the critical path for Practical Completion of the project is constrained by the 25-metre pool hall, which is delayed due to ongoing issues with the structural steel roof over this part of the building, which was dismantled due to design and construction issues.

Replacement steel for the primary members of the roof ended up being procured from overseas and has arrived in Australia to enable fabrication of these members to commence.

The current contractual date for Practical Completion (handover to Council) is 21 May 2024, however it is anticipated that Council will receive an Extension of Time (EoT) associated with the structural steel roof over the 25-metre pool hall which will delay Practical Completion to late 2024/early 2025, as reported to Council on the 12 February 2024.

All other EoTs have now been addressed outside of those associated with the 25-metre pool hall's roof.

Council's project team continue to receive and respond to Requests for Information (RFIs) submitted by the building contractor. A total of 1315 RFIs have been received on the project; 49 are current and in the process of being addressed. A further breakdown of these is provided within the confidential attachment of this report.

Council has received 16 variations with an estimate total value of \$1.6m since the report to Council on 11 March 2024. A summary of these variations is provided within the confidential attachment of this report.

No contract variations have been approved since the report to Council on 11 March 2024.

The current construction contract value is \$88.12m as of 13 March 2024, which includes 371 Variations and 145 Extensions of Time. A further breakdown of the construction contract value is provided within the confidential attachment of this report, including forecast costs to completion.

Whilst good progress has been made in resolving a substantial number of outstanding contractual issues, the project continues to encounter issues associated with latent conditions, design, and construction related issues.