

10.11.North Sydney Olympic Pool redevelopment - project update

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ENDORSED BY	Therese Cole, Chief Executive Officer
ATTACHMENTS	1. CONFIDENTIAL - NSOP Redevelopment Report 22 July 2024 [10.11.1 - 2 pages] 2. NSOP Variations Approved since 11 March 2024 [10.11.2 - 3 pages]
CSP LINK	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 redevelopment of the North Sydney Olympic Pool.

EXECUTIVE SUMMARY:

- Construction activity across the site is progressing, however the program to completion continues to be delayed due to ongoing issues associated with the structural steel roof over the 25-metre indoor pool hall.
- Practical Completion (handover) is anticipated early 2025, however this will be heavily influenced by the structural steel erection which has been delayed further and will now commence in late July 2024.
- The current construction contract value is \$89.1M as of 25 June 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 the Council determines otherwise.
 - 3. THAT** Council note the contents of this report.
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Background

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

The last update regarding this project was provided to the Council meeting of 24 June 2024. Councillors were also provided with a formal briefing in relation to the project on 17 June 2024.

Report

The program to completion has been delayed due to ongoing issues associated with the structural steel roof over the 25-metre indoor pool hall. Council's contractor advises that the fabrication of the main members of the roof is progressing, however the delivery of these elements to site has been further delayed until late July 2024 due to ongoing issues associated with design.

Construction activity across other areas of the site is continuing. The heritage restoration works associated with the western tower are now complete. The fit-out of plant rooms on levels 1&2 is in progress, and the installation of high-level services on level 3 has commenced. Closing-in of internal walls and ceilings has also begun.

As noted in the June report, Council has received a Variation, which includes an Extension of Time (EoT) claim associated with the structural steel roof over the 25-metre pool hall. The Project Superintendent has assessed this claim; however, the contractor has disputed this assessment. Council and the Contractor are now working through the provisions of the contract to reach agreement as to the extent of this delay to the program and any variation to contract.

This claim which will result in an adjustment to the date of Practical Completion (handover), which is currently anticipated to be early 2025. It should be noted that Council will require two - three months to operationalise the pool after handover.

Council's project team continue to receive and respond to Requests for Information (RFIs) from the building contractor related to latent conditions, design, and contractual issues. A total of 39 RFIs have been submitted since the last report to Council, taking the total of RFIs received on the project to 1,419. 17 RFIs are currently in the process of being addressed. A breakdown of these is provided within the confidential attachment to this report.

Council has received nine additional variations since the report to Council on 24 June 2024, which are being assessed in relation to contractual entitlement and value. A detailed summary of these variations is provided within the confidential attachment to this report.

The Revised Contract Sum is \$89.1m, which includes 46 variations that have been agreed since the report to Council on 11 March 2024. Further details of these variations are contained in the confidential attachment to this report.

Council's project team continue to resolve design and construction issues. These, along with latent conditions not identified prior to construction, are continuing to generate variations.

NSOP – Variations Assessed / Approved after 11 March 2024

Variation Number	Description	Assessed Amount
90	50m pool backwash & existing sewer services design clash	\$84,853.30
93	Required redesign Seawater Plantroom	\$22,265.74
130	L2 Main Gym Glazing changes to full height in lieu of OFC and GRC Seating	\$19,707.42
150	Increase in Provisional for heritage timber windows	\$105,627.97
173	Increase in Provisional Sum for salvage of heritage Cornice	\$15,798.00
187	Provisional Sum Adjustment required for new Electrical Substation	\$226,193.87
190	Supply and install of additional marine grade aluminium duct to L4 Plantroom	\$37,649.81
201	Additional perimeter glazing support indoor pool hall structure	\$67,288.32
205	Sanitaryware and bathroom accessories upgrade	\$26,098.76
221	Electrical Load Increase required for pool filtration pumps	\$17,812.30
242	Additional Shop Drawing Resources for design finalisation	\$129,010.21
252	Support angles required for heritage grandstand brackets	\$10,538.00
261	Light footing design change to integrate with retaining wall footing	\$7,045.16
265	Level 3 North East Slab design change.	\$17,350.00
266	New communications equipment room required level 1	\$12,584.13
270	Increased extent locker bulkheads	\$12,012.89
275	Pool hall structural steel baseplate modifications	\$17,375.43
278	L4 Slab Changes	\$68,006.07
283	Western Stair 90-day Grouting Detail required for earthquake lateral bracing	\$38,382.54
284	Additional drainage required to 25m pool concourse	\$12,872.18
287	Stair 15 – Footing redesign due to latent conditions	\$4,429.21
294	Lilly Pilly Pot Size Change required due to delay	\$100,606.55

296	Updated Design for Hall of Fame Units	-\$115,651.26
299	Aqua dining roof steel remedial works	\$20,024.11
304	Eastern Stair Tower Floor Grinding to meet old slab	\$21,813.00
306	Electrical Changes Main GYM due to layout and equipment capacity requirements	\$26,097.82
309	Heritage Eastern Stair Tower- lighting and dry fire compliance	\$96,648.77
310	NBN Investigation Works	\$2,103.75
311	Retaining wall junction additional structural detail	\$2,376.53
330	Stair 15 Demolition and Reconstruction of Existing Bricks	\$11,164.90
331	Costs to replace discontinued specified Nuvex Saniboard Joinery Change	\$9,988.00
341	L4 plant room slab overflow installation	\$20,696.37
345	Level 2 gym flooring changes	\$54,529.89
347	Brick Remedial Works to Old Gym Wall	\$137,407.91
348	Eastern Stair Tower Painting of Motifs	\$7,865.00
352	Access Hatch Lid Cover to Concourse for access	\$173,846.42
353	Blockwork Stiffener for structural restraint	\$7,614.88
357	Wall Setout Level 1 structural restraint detail	\$8,429.96
359	Waste removal associated with roofing remedial works associated with Eastern heritage stair tower	\$3,465.00
365	Aqua Dining Further investigation Works	\$9,592.00
372	Brick Remedial Works to Southern Heritage Wall	\$138,465.04
381	Aqua Dining Scaffold for access for remediation of structural steel.	\$54,854.47
386	Stair 15 - Treatment of exposed existing reinforcement and existing structure strengthening	\$44,732.12
390	Eastern Stair Tower Balustrade Testing to ensure compliance	\$9,147.33
395	Flooring Finishes associated with continuity of flooring finishes from 50m pool.	\$1,898.08

409	Southern Wall Brickwork Cracking Remediation	\$16,359.77
Total No.: 46 Variations	Total Value of Assessed Variations (11/03/24 to 12/06/24)	\$1,816,977.72