

10.3. North Sydney Olympic Pool Redevelopment

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ENDORSED BY: Ken Gouldthorp, General Manager

ATTACHMENTS: Nil

PURPOSE:

The Purpose of this report is to provide a update on the progress of the North Sydney Olympic Pool Redevelopment.

EXECUTIVE SUMMARY:

The Contract for the Construction of the pool was signed with Icon SI (Aust) Pty Ltd on 31 December 2020 and re-executed as a deed on 18 January 2021. The Contractor took possession of the site on 9 March 2021.

A separate confidential report has been provided to Councillors.

If the Council wishes to discuss the report, the meeting should be closed to the public to do so in accordance with s10A(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. of the Local Government Act (LGA).

FINANCIAL IMPLICATIONS:

The project currently remains on budget. Details are provided in the separate confidential report.

RECOMMENDATION:

- 1.THAT** the report be noted.
- 2.THAT** the Confidential Report relating to matters specified in Section 10A(2)(d) be treated as confidential and remain confidential until Council determines otherwise.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

BACKGROUND

At its meeting on 15 December 2020, Council resolved:

- 1. THAT Council increase the budget allocation to the North Sydney Olympic Pool by \$6 million comprising \$3 million from Open Space and Recreation Reserve and \$3 million in additional borrowings.*
- 2. THAT the General Manager be authorised to enter a loan arrangement for the revised borrowing amount of \$31 million with TCorp on the same terms and conditions as previously approved for the \$28 million loan offer.*
- 3. THAT Council reject all offers for Tender No. 24/2020 for the redevelopment of the North Sydney Olympic Pool.*
- 4. THAT Council does not invite fresh tenders as the initial EOI process identified suitable construction companies, the non-proposed conformance amendments to Condition of Contract can be resolved through negotiation, and Council is satisfied the pricing already provided through the process to date ensures competitive market pricing. Furthermore, it is considered that re-tendering, rather than negotiating, will not attract additional suitable submissions for the project.*
- 5. THAT Council resolves to enter into direct negotiation with the preferred tenderer(s) for the redevelopment of the North Sydney Olympic Pool in sequence of their ranking order.*
- 6. THAT authority be delegated to the General Manager to negotiate with the preferred tenderer and enter into a contract for the redevelopment of the North Sydney Olympic Pool subject to:*
 - i) the contract value being within the amended budget after allowing for contingencies and project management costs as identified in the Confidential Report.*
 - ii) gaining unanimous consent from a committee comprising the Mayor, Deputy Mayor and Cr Mutton; in respect to negotiated amendments to the Construction Contract.*
- 7. THAT once Council has executed the Contract, information relating to the contract be published in Council's Register of Contracts as required by Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts with Private Sector.*

8. THAT a further report be presented to Council addressing the outcome of the negotiations.

9. THAT the further report be presented to Council on the performance of Council's property lease portfolio for the purpose of considering liquidating low performing properties and reducing the ultimate draw down of debt.

10. THAT the Confidential Report relating to matters specified in Sections 10A(2)(d) be treated as confidential and remain confidential until Council determines otherwise.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Progress on site has been a little slow to date mainly due to issues related to wet weather and site establishment.

- All decommissioning works are complete
- The Cogen plant has been decommissioned and will be removed at an appropriate time during demolition. The Cogen plant will be taken by an external party who will reuse it in the future.
- All the site establishment (hoardings and site sheds) have been established.
- Opening up works, which involve exposing certain elements of the existing structures which could not be accessed whilst the pool was in operation to confirm the designers assumptions, have been completed. As a result of these investigations there may be some minor adjustments to the work.
- Existing Utility services to the site have been disconnected and temporary services have been connected.
- Hazardous materials removal has commenced.
- Salvaging of heritage items to be retained is underway.
- Demolition has commenced.

Planned Activities for Next Month

- Hazmat removal will be completed
- Demolition will be in full swing.
- The demolition and reconstruction of the Western Stairs will also be underway.
- The hoarding banner will be installed

Stakeholder Management

Regular monthly meetings are being held with the immediate neighbours being the Quadrant and Point Buildings in Paul Street. These have been useful at communicating information to the building owners allowing the building owners the ability to make us aware of both their immediate and future concerns. Minor complaints regarding parking concerns have been received and successfully resolved. The relationship is currently a very good one.