

8.11. North Sydney Olympic Pool – Monthly Progress Report – August 2021

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ENDORSED BY: Duncan Mitchell, Director Engineering and Property Services

ATTACHMENTS: Nil

PURPOSE:

The purpose of this report is to provide Council with a high-level report on the progress of the redevelopment of the North Sydney Olympic Pool.

EXECUTIVE SUMMARY:

At its meeting of 26 July 2021, Council resolved as follows:

- 1. THAT the General Manager provide a high level update/report on the progress of the redevelopment of the North Sydney Olympic Pool to each Council meeting until the redevelopment is completed.*
- 2. THAT Council notes that this report does not alter the governance structure of the project.*

This report is the first report which responds to this resolution. As this is the first such report it details all work which has been completed on the project since the work commenced in March 2021.

Future reports will address progress since the previous report.

FINANCIAL IMPLICATIONS:

The financial position of the project is reported through the Quarterly Governance report which will be reported up to Council at the 23 August Meeting

RECOMMENDATION:

- 1. THAT** the report be received.

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 of 26 July 2021, Council resolved as follows:

- 1. THAT the General Manager provide a high level update/report on the progress of the redevelopment of the North Sydney Olympic Pool to each Council meeting until the redevelopment is completed.*
- 2. THAT Council notes that this report does not alter the governance structure of the project.*

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CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

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.

Since that date the following activities have been completed.

1. Site establishment including
 - Hoarding around the site
 - Installation of site sheds on Alfred St South
 - Removal of all loose fixtures and fittings
 - Salvage of various heritage items and removal to Council depot for safe keeping and return to the site for later display
2. Commencement of work on the western (Paul St Stairs)
 - Closure of the stairs
 - Removal and storage for future reuse of heritage brick wall on the boundary with Luna Park
 - Demolition of approx. 50% of the stairs
 - Removal of all the old plant and equipment under the stairs
 - Commencement of the stabilisation of the heritage brick wall on the western side of the pool
3. Removal of Hazardous Materials
 - Asbestos containing material (ACM)
 - Lead paint

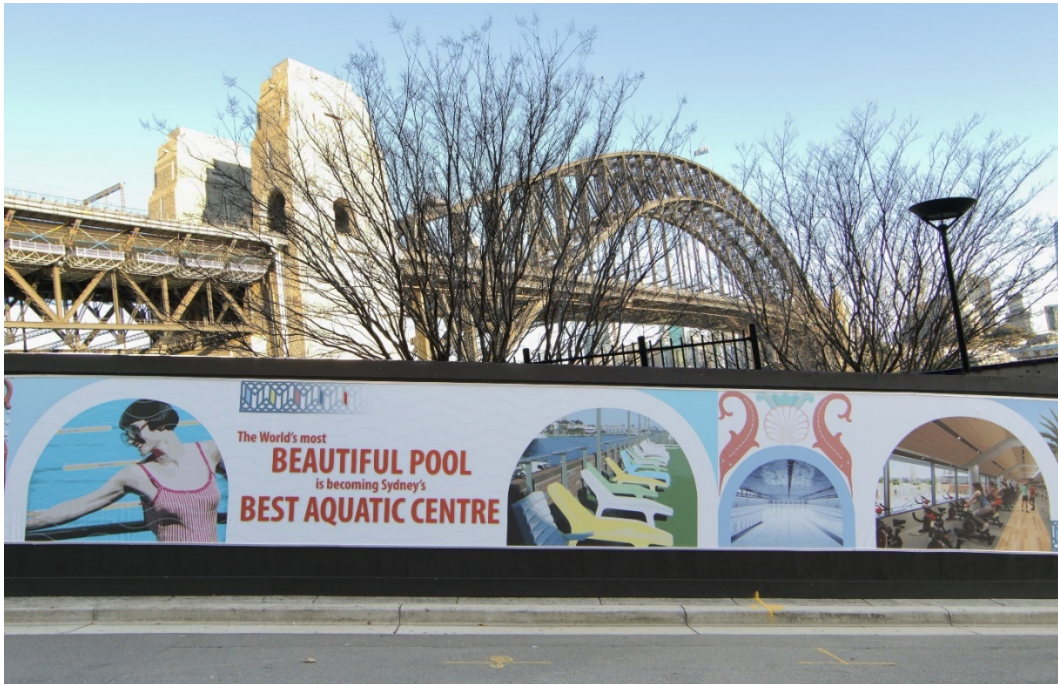
4. Opening up works
 - Investigations which could not be undertaken during the design phase to determine structural connections between structures remaining in place (Eastern stair tower, Aqua dining and the southern heritage wall) and structures to be removed (grandstand and pools)
 - Strengthening work as a result of the above investigations
5. Demolition of the upper-level structures
 - The reception and office area
 - The 25m pool hall including amenities block
 - The 25m pool
6. Demolition of the lower level
 - Strip out of all areas
 - Demolition of the grandstand
 - Demolition of the sundeck up to Ripples café, including removal and storage of heritage bricks for future re-use
 - Demolition of the old children's play pool
 - Demolition of the walls of the 50m pool

The site was closed from 17 July to 31 July due to NSW Health Orders related to the recent COVID 19 outbreak in Sydney. Work has recommenced but there are still some issues with getting workers to staff the project given that a large percentage of Sydney's construction workforce come from the LGAs of Sydney where workers cannot leave the area. Hopefully, the recent NSW Government announcement related to workers being able to leave these areas for construction work if they have either been vaccinated or tested negative to COVID 19 will increase the available workforce.

Program

The original date for Practical Completion for the project was 14 November 2022. The Time to complete the project has been extended due to inclement weather and several other issues related to the commencement of the work on site. The current date Practical Completion is 30 November 2022. Note that this does not include an extension of time connected to the COVID closure of the site referenced above, which has not been formalised as yet.

Photographs



Hoarding banner on Paul St



Site Amenities on Alfred St



Grandstand March 2021



Grandstand removed 06 August 2021



25m pool hall March 2021



25m pool area 06 August 2021



50m pool March 2021



50m pool 06 August 2020



Western Stairs March 2021



Western Stairs 06 August 2021



Western wall stabilisation 06 August 2021