

## 6. QUEEN ELIZABETH II POOLS REDEVELOPMENT PROGRESS REPORT

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The purpose of this report is to update the Projects and Property Committee on progress with the QEII pools redevelopment.

### REPORT PERIOD ENDING 31 AUGUST 2001

#### General

The floor and walls of the new teach pool have been completed.

The under-floor pool water services pipework to the leisure pool is approximately 80% complete.

The concrete mezzanine floor has been completed and work is underway on the timber-framed north wall. The suspended concrete floor to the mezzanine plantroom has been poured and the mechanical plant has been installed.

#### Outstanding issues

Two queries were raised by Committee members following the site visit before the August Committee meeting:

1. Windows to the north wall of the mezzanine floor – the Architect has advised that windows have not been included in the wall until the use of the floor has been determined. If the floor was to be used for a sports floor, the intrusion of direct northern sunlight is not desirable. The inclusion of randomly placed windows could also compromise any future developments. The wall is timber framed and can be easily modified to include windows, if required, once the use of the floor has been determined.
2. Dive pool ceiling – because of budget constraints, the replacement of the dive pool ceiling and the associated lighting and HVAC (heating, ventilation and air conditioning) system have never been part of this project.

Replacing the existing PVC ceiling with perforated, corrugated aluminium to match the adjacent leisure pool is estimated to cost:

Remove existing ceiling and install new ceiling including insulation blanket	\$185,000
Lighting	\$80,000
Repairs to steel trusses	\$10,000
Swinging stage access platform	\$50,000
Fees (say 10%)	\$33,000
Contingency (say 10%)	\$36,000
	<u>\$394,000</u>

Replacing the existing HVAC system is estimated to cost:

Remove existing system and install new HVAC system	\$380,000
Fees (say 10%)	\$38,000
Contingency (say 10%)	\$42,000
	<u>\$460,000</u>

The HVAC system will need to be replaced in the next three to five years. Ideally, the HVAC system should be replaced at the same time as the new ceiling. However, it could be installed at a later date with minor additional cost for providing access above ceiling level.

The replacement of the dive pool ceiling and HVAC system are considered highly desirable. However they are scope changes and the existing Contingency Sum is not considered sufficient to cover the cost of adding these new items into the project.

The remaining Contingency Sum will be required to cover future variations, commissioning costs, currency fluctuations, contractor's claims and final account resolution.

If it was decided to add these items, additional funding would be required and more accurate estimates should be prepared for the work.

### **Approvals required**

There are no approvals being sought from this meeting.

### **Programme**

The new entry/reception, stairs and changing rooms are in operation. The new lift is due to be commissioned on 14 September, and the epoxy to the dive pool concourse will be completed by the end of September 2001. This will allow the dive pool to be filled and re-opened.

The remainder of the project (new leisure pool area, teach pool and undeveloped mezzanine) will be completed by 19 April 2002.

### **Cost control**

The approved budget is \$20,949,306.  
The forecast total cost is \$20,539,515.  
The total remaining contingency is \$409,791.

The major changes since the last report are \$36,000 for the inclusion of the new PA system to the leisure pool and \$26,000 for landscaping and a fence at the north end of the competition pool. (The additional funding provided by the Council for these two items was included in the approved budget figure last month.)

The monthly financial report is attached.

### **Chairman's**

**Recommendation:** That the information be received.