

Glenorchy War Memorial Pool Discussion

Asset Life Cycle and Performance





Capital Vs Maintenance

Capital Activity : Enhances LoS

and/or

Material in nature eg \$25,000.

Life Cycle - Capital and Maintenance Link



Various Pool Components



Nationally Published Condition Assessment Guidelines

Follow Benchmark Publications





Practice Note 2 v3 2016 Kerb & Channel

IPWEA

CONDITION ASSESSMENT & ASSET PERFORMANCE GUIDELINES

Practice Note 1 v2 2014 Footpaths & Cycleways



Rank	Description of Condition	
1	Very Good Condition 90-100% remaining life	
2	Minor Defects Only Normal to Minor maintenance required	
3	Renewals Required to Return to Acceptable Level of Service	
4	Major Replacements Required over next 3-5 years.	
5	Critical and Major Renewals in next 1- 2 years.	
EoL	Component is not fit for use and presents imminent risk and action needed.	

Pool Service Expectation

- Swimming Facility (including Swim Club)
- Toddler Paddling Facility
- Learn to Swim Program
- Waterslide
- Change & First Aid
- Kiosk
- External Activities (Volleyball)
- Outdoor Activities including shaded areas & BBQs.





Site Layout Concerns

Severe water loss in all pools.

Grandstand housing Filter Room in poor structural state. Filtration equipment has passed the "use by" date.

Water flooding in the filter room.

The switchboard is a major safety risk coupled with the flooding.

Chemical management for delivery & handling inadequate.

First Aid supplies inadequate & under resourced. Trip, Slip & Fall hazards throughout the concourses.

Structural adequacy of the water slide is questionable. Capacity to cut water supply in emergency with rusted valves is concerning.



Flooding & Electrocution Risk (Plant Room)



Aged Plant & Equipment



Grandstand Structural Concern

Outdated Change Facilities

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Current State – Future Options & Scenarios

1-BAU - Maintain and Keep running

- 2- Repairs to reduce critical issues
- 3- Major Overhaul
- 4- New Complete Upgrade

Current State:		
\$ 8M GRC		
Overall Condition 3.5		
Average Annual Maintenance Required =10% = 800K pa		

Option 1: Business As Usual

- The first option for consideration is to retain the current facility, maintain the current declining level of service, and determine ways and means to maintain operation of a failing asset.
- A strategic decision to Do Nothing must be monitored for risk.
- Without some immediate maintenance / upgrade work the pool would be unsafe to open in next season.
- This Option creates a risk profile for Council that is not tolerable nor sustainable.

Estimated Ongoing: \$800K per annum (minimum) Current Liability: \$373K excluding water loss & major maintenance

Option 2: Make Necessary Repairs

- To critical infrastructure, repairing the damage to the pool shells, considering the concept of improvement to the change and administrative facilities, and replacement of filtration.
- The current repairs to make the pool viable for sustaining would include prevention operations to mitigate leaking, replacement of significant volumes of aging equipment, determining the current state of disrepair from the past "best practice" of minimising carbon dioxide with a preference to hydrochloric acid for PH balances. And making good the water slide area to ensure the safety of users into the next 5-15 years, by removing sway and impediments to operation.
- Changes would only occur to the swimming facilities, with change-rooms and open space assets remaining static. The move to anti-bullying and self-sufficient independent cubicles to combat the issues of social media/cameras are becoming more commonplace across the sector. Failing to address this matter would certainly have an impact on usage, particularly if Hobart & Clarence aquatic centres are moving towards and/or reached compliance.
- This action will require 18-24 months to complete, only achieving a further 5 year service life expectancy extension.

Estimated : \$1.35 million plus Ongoing circa \$600k per annum

Option 3: Major Overhaul & Renewal

- Option 3 presents significant improvements.
- The capital investment would require a complete renewal of the existing pool shell to manage the leaking problem. The need to addressed disability issues remains constant. Replacement of significant plant and equipment with new, including a switchboard capable of taking the anticipated load. A revision of the medium term practice in water management. Upgrading of change and open space facilities to meeting the shifting demands associated with a modern aquatic facility.
- Despite a significant investment, the reality must not be understated, the facility remains an outdoor operating pool, even with water slides, the facility will remain availed of a very limited swimming season window being in Hobart.
- The need to comprehensively <u>review return on investment using a life cycle model</u> is essential in making a medium to long term financial decision.
- This action will require 24-36 months to complete, only achieving a further 5 year service life expectancy extension.

Estimated Value: \$5.133 million plus ongoing circa \$500k per annum

Option 4: Complete Replacement

- The 4th option is a complete renewal strategy of the current facility including new pool shell, new aquatic building and all associated parts of an aquatic facility be entirely renewed.
- The immediate liabilities are the loss of the pool facility for some 12-18 months whilst the new facility is constructed, assuming the same site remains the preferred location. The immediate benefit is the loss of the financial liability that is the outdoor pool, in favour of a new indoor aquatic facility that can house a gymnasium, childcare services, and offer all year round swimming facilities, training and lessons in water safety.
- Elected members will need to inform themselves with a Life Cycle Cost Model to determine future costs and upkeep.
- Depreciation is increased in the aquatic environment, occurring at 2.5-5% annually, equating to \$750K -\$1.5million.

Estimated Value: \$27-30 million plus ongoing circa \$300k pa

Option 5: Close Facility & Seek Sharing Arrangements

- Aquatic Facilities generally have a service lifecycle of 30-40 years, Glenorchy has achieved 60 years (a good innings)
- The preferred option is Close the Facility as the use-by date has well & truly passed.
- The preferred service alternative outcome is seek agreements with neighbouring Councils for sharing resources.
- Doone Kennedy Aquatic Centre in City of Hobart to the south.
- Clarence Aquatic Centre in Clarence City Council to the east.
- Brighton Council options to be explored for the north.
- The arrangement to seek equal opportunity for residents of Glenorchy City Council in each of the neighbouring LGAs.
- The benefits to GCC:
 - Extreme risk removal from the existing service provision.
 - Major financial burden mitigated.
 - Community safety is assured through service deletion.
- The liabilities to consider:
 - A current service is removed.
 - Some backlash on the decision, which is easily countered using the community safety argument.

Value Proposition:

- Financially sound decision
- Community Benefit in the short to medium term.
- Community Safety remains our greatest risk for mitigation.

Options, Scenarios, Benefits & Liabilities

Option 5: Working with other LGA's for Service Delivery.

Option	Benefit	Liability
1	• The service is retained.	 Operating costs remain & increase with operations. The risk profile is not tolerable nor sustainable.
2	 The service is retained. A short term window of physical improvement is achieved through urgent repairs. 	 ASAP risks fail to be addressed. The risk to personnel is lowered not mitigated. Operational cost will continue to rise. The work cannot occur before the next swimming season. All other structural assets remain unaddressed.
3	 The service is retained. The plant & equipment is significantly improved. Operating costs are stabilised. 	 Operating costs remain constant. The work requires 2-3 years. The \$5 million will only provide 5 more years after completion. Other structural assets continue to decay.
4	 A brand new asset with 30-50 years of operating service. 	 GCC enters into a massive undertaking with other providers of the same service could be utilised. Design, consultation & construction will require 3 years minimum.
5	 Community safety can be assured. The financial burden is mitigated. The service is maintained through community agreements. 	• The service is lost inside the GCC LGA.

Preferable Service Provision

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Preferable Service Provision