

SOUTH WAIRARAPA DISTRICT COUNCIL

23 APRIL 2014

AGENDA ITEM D4

SWIMMING POOLS WORKS UPDATE

Purpose of Report

To update Councillors on work completed and planned for the three South Wairarapa swimming pools.

Recommendations

Officers recommend that the Council:

1. *Receives the information.*

1. Executive Summary

This report provides an update on the work carried out on the three South Wairarapa swimming pools before and during the 2013/14 season. It describes the work planned to be completed before the start of the 2014/15 season, and indicates what remains of the Opus programme to be done in the years beyond that. Appendix 1 provides a more detailed breakdown of the work done at each pool, with costs, and a summary of the past and planned costs for the pools.

2. Background

2.1 Three Pools Review

A detailed report on the three district swimming pools, along with proposed maintenance plans and costings, was prepared by Opus International Consultants Ltd in 2012. The report was tabled at the October 2012 meeting of the District Council and Councillors agreed to defer any significant decisions regarding the district swimming pools.

The majority of the assets in the pool complexes were found to be fit for purpose, but in average condition. The report included a ten-year maintenance plan, with cost estimates for work to be undertaken to keep the assets in their existing condition. The cost for the proposed first year's work was approximately \$98,000, with \$214k required in years 2-5, and \$203k in years 6-10.

A number of maintenance items not covered in the report were required in both the 2012/13 and 2013/14 seasons – costs were a mixture of capital

and operating. Works planned in 2014 include some of the major items from the programme outlined in the Opus report.

3. Discussion

3.1 Featherston Pool

3.1.1. Completed work

- In August 2013 the men's changing shed was broken into and the hot water cylinder stolen. A replacement cylinder was installed, and changes made to the exterior changing room doors to make future break-ins more difficult.
- The coin-boxes for the coin-operated hot water in the showers were broken into a number of times, and these have now been replaced with token-operated systems, with the tokens being sold by the lifeguards.
- Leaks to the solar pipe work system were found and repaired, and the solar heating pump also required repair. The primer pump for the toddler pool was repaired but ultimately had to be replaced. The main pump also required repair.
- Tiles around the main pool have been repaired.
- Holes in the "carpark" outside the pool have been patched, and a number of other minor repairs carried out within the buildings.
- An investigation into the possibility of asbestos in the building claddings found no asbestos.

3.1.2. Work in progress

- It has taken some time to find someone able to repair the pool covers, and that work is only just getting under way. We are also looking at the winding systems for the covers to the main pools, with a view to having them altered to suit the pool's current configuration.
- Storms at the end of 2013 damaged a number of trees on the perimeter of the pool grounds, and a replanting programme is now under way.
- The pool has now been emptied, and is being water-blasted and inspected.
- A lane rope is being purchased so that during the season, one or two lanes can be separated off for lap-swimmers.

3.1.3. Work to be completed in 2014

- Minor works in the men's shower, and to light fittings in both changing rooms have yet to be done.
- We are planning to repaint the interiors of the changing rooms and lifeguard office, and replace the chairs.
- Once water-blasting and inspection is complete, and the weather improves, we are looking to carry out some repairs to the fibreglass and to re-paint the main pool.
- The sand filters are to be replaced.
- The leaky tiny tots double-pool will be repaired or replaced.

3.1.4. Work planned for 2014/15

Work planned for 2014/15 includes fibreglassing of the main pool, sealing of the overflow tank, and repainting of building exteriors.

3.1.5. Work required beyond 2014/15

Work remaining on the Opus programme is to replace all of the concrete paving and office joinery.

3.2 Greytown

3.2.1. Completed work

- Despite its known problems, the pool performed very well during the 2013/14 season. Only minor repairs were required to pumps, filters and pipework.
- The slide was removed as non-compliant with current safety standards.
- Broken Laserlite roofing panels have been replaced.
- The external door to the women's changing room has been reactivated and an external door added to the men's changing room – this is to make the changing rooms available for use by winter sports.

3.2.2. Work in progress

The pool has been emptied and inspected.

3.2.3. Work to be completed in 2014

- The pool will be waterblasted and fibreglassed.
- The skimmers will be reinstated to make them compliant with NZ standards.
- The interiors of the office and changing rooms will be repainted, and the chairs replaced in the office. The painting work will include the exterior fascia at the front of the building, where the paint is currently in very poor condition.
- A small solar heating system will be installed for the toddler pool.
- A lane rope is being purchased so that during the season, one or two lanes can be separated off for lap-swimmers.

3.2.4. Work planned for 2014/15

- The overflow tank will be sealed and the security gates replaced.
- Waterblasting of the concrete pool surrounds will be carried out.
- The grandstand requires repainting.
- Funds permitting, we may also be able to provide a cover for the main pool.

3.2.5. Work required beyond 2014/15

Exterior repainting of the building, replacement of the flood lighting, and replacement of the office joinery will still need to be done.

3.3 Martinborough

3.3.1. Completed work

- The problem of the storm-water drainage from the buildings, which was causing flooding in the adjacent campground, has now been fixed.
- The pump to the small pool required replacement.
- An inspection found that some of the building cladding was asbestos, and this has been removed.

- A leak from the main pool was eventually traced to damage to the underground pipe from the skimmer at the west end of the pool, and this was repaired before the start of the 2013/14 season.
- A number of small repairs were made to elements of the buildings.
- Pain Farm funds supplied two shade sails, one installed over the toddler pool, and one at the east end of the main pool.
- Pain Farm funds also purchased the large inflatable slide, which proved very popular during January and February 2014.

3.3.2. Work in progress

There is no work in progress. The pool has been winterised.

3.3.3. Work to be completed in 2014

Minor maintenance works, and the repainting of the interiors of the changing rooms and offices will be done shortly. The overflow tank will be sealed. Minor repairs to the fences will be made. We will look into the possibility of creating a grassed area at the Princess St end of the pool by extending the existing fencing.

3.3.4. Work planned for 2014/15

No significant work is planned for 2014/15. The Martinborough pools are generally in good condition and available capital has been prioritised for dealing with the larger issues at Featherston and Greytown.

3.3.5. Work required beyond 2014/15

- Minor works, to be addressed as soon as funds are available, include replacement of office joinery, repainting of the exteriors of buildings, and repairs to the pool tiles.
- The current shade-cloth roof on the grandstand will need to be replaced with something which offers better shade.
- The concrete around the pool will need replacing in the next 5-10 years.
- The most significant item of expenditure will be to fibreglass the main pool – the cost estimated for this in 2012 was \$94,600.

3.4 Financial Considerations

Capital and operating expenditure to date, and projected future costs are shown in Appendix 1.

4. Appendix

Appendix 1 – SWDC Swimming Pools – Work and Costs Update

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**Appendix 1 –SWDC
Swimming Pools – Work and
Costs Update**

SWDC Swimming Pools Capital Works - Featherston

OPUS REPORT						
YEAR	COMPONENTS	COST	2012/13	2013/14	2014/15	NOTES
1	Main pool covers	\$7,611.76			?	Awaiting pricing on re-work for main pool covers and winders
	Remedial works to training pool and dividing wall incl fibreglassing	\$16,611.72		\$32,000.00		Tiles repaired 2014, and remedial works to fibreglass and repainting to be done 2014
	Re-tiling and fibreglassing pool surrounds	\$26,000.00			26,000.00	
	Seal over-flow tank	\$8,570.00			8,750.00	
	Wash down grandstand	\$464.00				To be done as maintenance from operating budget 2014
	Chemical wash gazebo roof	\$69.60				To be done as maintenance from operating budget 2014
	Changing shed repainting	\$4,272.00				Done by FASC (paint cost from operating)
	SUB-TOTAL	\$63,599.08	\$0.00	\$32,000.00	\$34,750.00	
2-5	Replace steel garden shed	\$1,000.00			1,000.00	
	Repaint changing shed cladding	\$3,348.00			3,348.00	
	Repaint outbuilding claddings	\$3,720.00			3,720.00	
	SUB-TOTAL	\$8,068.00	\$0.00	\$0.00	\$8,068.00	
6-10	Replace concrete paving	\$44,400.00				
	Replace sick bay joinery units	\$618.00				
	Replace site office joinery	\$824.00				
	SUB-TOTAL	\$45,842.00	\$0.00	\$0.00	\$0.00	
	TOTAL	\$117,509.08	\$0.00	\$32,000.00	\$42,818.00	

ADDITIONAL CAPITAL WORK

WORK REQUIRED	COST	2012/13	2013/14	2014/15	NOTES
Replace shower coin units with token units/replace HWC to men's shower	\$4,937.12		\$4,937.12		Completed 2013
Replace sand filters	\$5,163.50		\$4,500.00		To be completed 2014
Repair leaks to toddlers' pool	\$9,000.00		\$9,000.00		To be completed 2014
Paint changing rooms and offices	\$9,042.00		\$9,042.00		To be completed 2014
Replacement keys and locks	\$777.48		\$777.48		Completed 2013
SUB-TOTAL	\$28,920.10	\$0.00	\$28,256.60	\$0.00	
GRAND TOTAL	\$146,429.18	\$0.00	\$60,256.60	\$42,818.00	

REPAIRS & MAINTENANCE (OPERATING BUDGET)

2012/13	
Paint for changing sheds	\$346.50
Holdback for doors from lobby to pool	\$104.98
Exterior wash-down main bldg	
Pre-season maintenance - fire systems	\$574.20
Repair coin hot water heaters in changing rooms	\$473.25
Leaking pipe behind header tank	\$173.80
Feeder tank valve leaking & lateral water pipe leaking behind	\$331.38
Pre-season maintenance - minor bldg works	\$916.61
Safe for pool takings	\$459.17
Leaking pipe - solar water heating	\$61.60
SUB-TOTAL	\$3,475.69

REPAIRS & MAINTENANCE (OPERATING BUDGET)

2013/14	
Repairs to women's shower, wall linings	\$655.93
Repairs to men's shower	
Investigate cladding for asbestos	\$435.60
Door repairs	\$1,684.29
Pool cover repair	
Solar system pipe leak	\$307.34
Broken windows	\$292.22
Fill carpark potholes	\$4,330.70
Annual fire equipt check	\$66.07
Repair/replace primer pump toddler pool	\$1,164.75
Fix hole in fence	\$86.48
Cracked waste pipe	\$217.80
Repair solar heating pump	\$422.29
Repair main pump	\$179.52
Replace loose tile	\$343.46
Replace damaged light fittings and switches	
Lane rope	\$1,105.00
SUB-TOTAL	\$11,291.45

SWDC Swimming Pools Capital Works -Greytown

OPUS REPORT						
YEAR	COMPONENTS	COST	2012/13	2013/14	2014/15	NOTES
1	Overflow tank sealing	\$8,570.00			\$8,750.00	Included in repainting below To be done as maintenance from operating budget 2014 To be done as maintenance from operating budget 2014
	Repaint fascia	\$696.00				
	Clear spouting and wash down exterior	\$560.00				
	Wash down timber seating area	\$560.00				
	SUB-TOTAL	\$10,386.00	\$0.00	\$0.00	\$8,750.00	
2-5	Main pool skimming and fibre-glassing	\$170,343.00		\$140,509.10		Included in repainting below
	Repaint timber windows and doors	\$3,800.00				
	Replace security gates	\$1,720.00			1,720.00	
	Repaint grandstand seating	\$1,444.00			1,444.00	
	Water-blast concrete paving	\$3,360.00			3,360.00	
	Changing shed interior repaint	\$2,670.00				
	SUB-TOTAL	\$183,337.00	\$0.00	\$140,509.10	\$6,524.00	
6-10	Exterior painting	\$8,505.00				
	Replace flood lighting	\$4,880.00				
	Replace office joinery units	\$1,030.00				
	SUB-TOTAL	\$14,415.00	\$0.00	\$0.00	\$0.00	
	TOTAL	\$208,138.00	\$0.00	\$140,509.10	\$15,274.00	

ADDITIONAL CAPITAL WORK

WORK REQUIRED	COST	2012/13	2013/14	2014/15	NOTES
Upgrade dosing unit	\$1,771.39		\$1,771.39		To be done in 2014 - awaiting quote 2014 or 2015 - awaiting quote 2014 or 2015 - one to be recycled ex-Martinborough - awaiting quote
Filter and sock in toddler pool	\$10,553.40		\$10,553.40		
Solar heating for toddler pool					
Repaint changing rooms, office etc	\$14,921.50		\$14,921.50		
Line header tank					
Pool covers?					
Replacement keys and locks	\$777.48		777.48		
SUB-TOTAL	\$28,023.77	\$13,102.27	\$14,921.50	\$0.00	
GRAND TOTAL	\$236,161.77	\$13,102.27	\$155,430.60	\$15,274.00	

REPAIRS & MAINTENANCE (OPERATING BUDGET)

2012/13	
Relocate slide	\$207.99
Clearite coming off pergola	\$329.51
Switchboard problems affecting pumps	\$108.02
Safe for pool takings	\$493.22
Leaky valve to header tank	\$1,280.43
Pre-season maintenance - fire systems	\$586.30
Pre-season maintenance - minor bldg works	\$181.94
Leaking pipe in pump room	\$362.34
Handrails to bleachers	\$2,090.00
	\$5,639.75

REPAIRS & MAINTENANCE (OPERATING BUDGET)

2013/14	
Leak into pavilion	\$110.79
Repair broken Laserlight roof panels	\$3,097.66
External doors to changing rooms	\$4,041.51
Handrail and repairs to bleacher seating	\$2,334.33
Domestic plumbing repairs	\$573.35
Annual fire equipt maintenance	\$199.02
Removal of slide	\$190.98
Pump repair	\$127.27
Filter repair	\$311.21
Leak to main pool pipework	\$1,180.63
Lane rope	\$1,105.00
	\$13,271.95

SWDC Swimming Pools Capital Works - Martinborough						
OPIUS REPORT						
YEAR	COMPONENTS	COST	2012/13	2013/14	2014/15	NOTES
1	Repair office wall linings	\$50.20				To be done as maintenance from operating budget 2014
	Replace pump house steel bandits	\$200.00				To be done as maintenance from operating budget 2014
	Seal pool overflow tank	\$8,570.00			\$8,570.00	To be completed 2014
	Non-slip coat toddler pool	\$2,795.80		\$618.20		Pool exterior 2013
	New pool covers	\$13,230.25		\$11,180.40		New main pool cover 2013
	SUB-TOTAL	\$24,846.25		\$11,798.60	\$0.00	\$8,570.00
2-5	Repaint office floor	\$253.50				Included in repainting below
	Pump room ventilation	\$750.00				To be done as maintenance from operating budget 2014
	Chainlink fence repair	\$1,276.00			1,276.00	
	Interior repainting	\$5,059.50				
	Replace clearlite roofing	\$1,450.00			1,450.00	
	Replace rotten timber roof framing	\$498.00				To be done as maintenance from operating budget 2014
	Timber fence post repaint	\$1,740.00			1,740.00	
	Main pool new pipe feed	\$12,000.00			12,000.00	
	SUB-TOTAL	\$23,027.00		\$0.00	\$0.00	\$16,466.00
6-10	Replace office joinery	\$1,030.00				
	Exterior repainting	\$3,720.00				
	Grandstand shade roof	\$15,000.00				
	Concrete paving	\$25,900.00				
	Pool tiles	\$2,688.00				
	Main pool fibreglassing	\$94,600.00				
	SUB-TOTAL	\$142,938.00		\$0.00	\$0.00	\$0.00
	TOTAL	\$190,811.25		\$11,798.60	\$0.00	\$25,036.00

ADDITIONAL CAPITALWORK						
YEAR	WORK REQUIRED	COST	2012/13	2013/14	2014/15	NOTES
	Pre-season maintenance - circulation pumps x3 and solar pump	\$9,199.68		\$9,199.68		
	Installation of dosing units	\$1,546.38		\$1,546.38		
	Lane ropes	\$4,537.50		\$4,537.50		
	Shade sails	\$5,297.71				Pain Farm funding
	Inflatable slide	\$5,139.54				Pain Farm funding
	Stormwater drainage	\$5,111.70		\$5,111.70		
	Replace pump to small pool	\$2,130.33		\$2,130.33		
	Paint changing rooms and office interiors			\$12,353.00		To be completed in 2014
	Line header tank					
	Replacement keys and locks	\$777.48		\$777.48		Completed in 2013
	SUB-TOTAL	\$23,303.07		\$15,283.56	\$20,372.51	\$0.00
	GRAND TOTAL	\$214,114.32		\$27,082.16	\$20,372.51	\$25,036.00

REPAIRS & MAINTENANCE (OPERATING BUDGET)	
2012/13	
Barrier arms hit by car	\$350.05
Safe for pool takings	\$493.17
Pre-season maintenance - fire systems	\$317.82
Missing shower head, padlocks	
Tiles on main pool edge, north-east corner, need replacing - H&S hazard	\$194.40
Leak either in balance tank or pipework to balance tank	\$448.70
Learners' pool cover requires frame fixing - brackets are in shed	\$317.99
One of the main pool covers requires a plastic pipe with end seals to help move it in and out of position	\$197.62
Main pool cover wind-up handle needs a bolt to secure the handle. The wheels on the wind-up frame need replacing or	\$210.38
Boys' changing room urinal continuously leaking. May require ballcock	\$150.39
	\$2,680.52

REPAIRS & MAINTENANCE (OPERATING BUDGET)	
2013/14	
Bolt to chemical shed	\$18.75
Lock on main entrance	
Repair roof of men's changing shed	\$236.49
Removal of asbestos claddings	\$4,199.91
Skimmer pipe leak	\$2,327.66
Post and chain at entry gate	\$211.19
Annual fire equipt maintenance	\$60.50
Repair pool ladder	\$393.25
Solar heating system leak	\$307.34
Fittings for inflatable slide	\$95.00
Exterior power point	\$1,034.00
Small pool tile repairs	\$307.44
	\$9,191.83

SWDC Swimming Pools Capital Works - Summary

All towns

YEAR	COMPONENTS	COST	2012/13	2013/14	2014/15
1	Opus programme - Featherston	\$63,599.08	\$0.00	\$32,000.00	\$34,750.00
	Opus programme -Greytown	\$10,386.00	\$0.00	\$0.00	\$8,750.00
	Opus programme -Martinborough	\$24,846.25	\$11,798.60	\$0.00	\$8,570.00
	SUB-TOTAL	\$98,831.33	\$11,798.60	\$32,000.00	\$52,070.00
2-5	Opus programme - Featherston	\$8,068.00	\$0.00	\$0.00	\$8,068.00
	Opus programme -Greytown	\$183,337.00	\$0.00	\$140,509.10	\$6,524.00
	Opus programme -Martinborough	\$23,027.00	\$0.00	\$0.00	\$16,466.00
	SUB-TOTAL	\$214,432.00	\$0.00	\$140,509.10	\$31,058.00
6-10	Opus programme - Featherston	\$45,842.00	\$0.00	\$0.00	\$0.00
	Opus programme -Greytown	\$14,415.00	\$0.00	\$0.00	\$0.00
	Opus programme -Martinborough	\$142,938.00	\$0.00	\$0.00	\$0.00
	SUB-TOTAL	\$203,195.00	\$0.00	\$0.00	\$0.00
	ADDITIONAL COSTS				
	Featherston		\$0.00	\$28,256.60	\$0.00
	Greytown		\$13,102.27	\$14,921.50	\$0.00
	Martinborough		\$15,283.56	\$20,372.51	\$0.00
		\$0.00	\$28,385.83	\$63,550.61	\$0.00
	GRAND TOTAL		\$40,184.43	\$236,059.71	\$83,128.00

REPAIRS & MAINTENANCE (OPERATING BUDGET)

2012/13	
Featherston	\$3,475.69
Greytown	\$5,639.75
Martinborough	\$2,680.52
Sub-total	\$11,795.96
2013/14	
Featherston	\$11,291.45
Greytown	\$13,271.95
Martinborough	\$9,191.83
Sub-total	\$33,755.23
TOTAL	\$45,551.19