

SOUTH WAIRARAPA DISTRICT COUNCIL

27 JUNE 2012

AGENDA ITEM C2

SWIMMING POOLS REPORT

Purpose of Report

To provide feedback from the Community Boards following their review of the swimming pool reports by Thompsons Fibreglassing.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Given the substantial nature of the repairs/upgrades, approve the commissioning of an independent report to review and prioritise these works.*

1. Executive Summary

Thompsons Fibreglassing undertook an assessment of SWDC's three swimming pools and presented a report regarding their findings and recommendations for each pool on 24/04/2012.

These reports have been tabled before the Reserves Focus Group and the three corresponding Community Boards for their consideration and recommendations back to Council.

Please refer to Appendix 1 for the reports and details regarding their recommendations and associated cost.

2. Community Board Recommendations

The Community Boards reviewed the report for their respective swimming pool and made the following recommendations at their June meeting:

2.1 Martinborough Community Board

- Recommend that the first priority was to investigate, locate and fix the leak in the Martinborough Swimming Pool.
- Recommend the second priority being to purchase a cover (which was easy to use) to retain the heat.

2.2 Featherston Community Board

- Recommend the covers on the Featherston Swimming Pool should be replaced with covers that are efficient and easy to use (to ensure that the solar heating system is working to the best of its ability).
- Recommend the tiles as indicated in the report are fixed, or that an alternative solution to correct the underlying problem is implemented.
- The Community Board acknowledged the other recommendations made in the report, however due to the cost involved did not believe it was feasible to implement them in the short term.

2.3 Greytown Community Board

- Recommend obtaining another quote into the work required and the cost of repairs for the district swimming pools.
- Recommend looking at the sustainability and viability of retaining three swimming pools in conjunction with representatives of the swimming clubs, schools and other community user groups.

3. Conclusion

The reports by Thompsons Fibreglassing were undertaken to understand the degree of maintenance required for each pool. According to the estimates contained within the document, a sizeable amount of maintenance is required, at an estimated overall cost of nearly \$800K for the pools alone.

Given the substantial nature of the upgrades that these reports have revealed, an independent report is to be sought from Opus to more comprehensively review and prioritise works for the three pools, namely:

1. Pool Upgrades – Maintenance and repairs required to bring the pool up to current standards.
2. Building & Infrastructure – Upgrades required to the pools' buildings and infrastructure (including paths, fences, seats, etc).
3. Current Usage /Future Goals – A review and assessment of the pool's current usage and future goals for each of the pools. This includes consultation with each of the swimming clubs and the suggestion of a regional recreation centre.

4. Appendix 1 – Pool Reports

- Thompsons Fibreglassing covering letter dated 20/04/2012
- Featherston Pool Report
- Greytown Pool Report
- Martinborough Pool Report

Contact Officer: Sandra Barns, Property and Facilities Officer

Reviewed By: Mark Allingham, Works and Services Manager

Appendix 1 – Pool Reports



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DATE: 24/4/12

Report

The South Wairarapa District Council
19 Kitchener Street
Martinborough

Attention Wendy
Donnella

Please find enclosed copies of the Featherston , Martinborough , Greytown Public Swimming Pools.

While all of the requirements need doing we are aware that it needs to be done over a period of time that can be met by Council.
So I have listed what should be done first.

1/ The Council needs to upgrade the Filtration on the pools that do not meet the NZ standard. As Public pools are being checked and the Council needs to have a plan for this.

2/ The Greytown Pool needs to have the Skimmer troughs re installed and the pool Fibreglassed to bring the pool up to its NZ standard requirements.

3/ All three main pools need their over flow tanks sealed.

4/ Featherston pool needs the tile work redone and dividing wall fibreglassed to the main pool.

All prices in our report are valid for 60 days

If I can be of any further assistance to you or you need any further information please don't hesitate to contact me.

We look forward to working with you through the upgrade

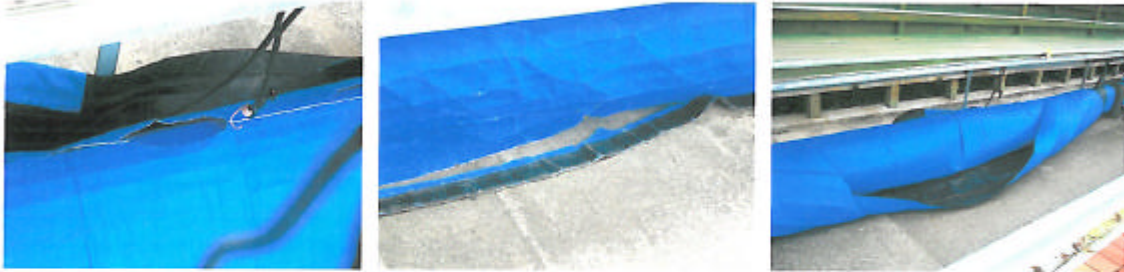
Yours Faithfully


Wayne Thompson.

Report Featherston Pools

Covers:

2 x Covers need replacing 5.400 x 6820 \$ 2,795.73 *each*
1 x Covers need replacing 5.900 x 9325 \$ 2.020.30



Solar System:

The Solar System is now running fine. The pumps are running ok 1 x H/P Davey pump is old but ok. The Poolrite ¼ H/P pump is only 5 months old.

This Solar controller is new supplied only 5 months ago.

The solar panels on the rugby grounds building are fine, and the system on the pool roof admin area is also fine. (This is part of our yearly service check)



Chemigem:

The CM100 Chemigem was service 3 months ago and is working well. The Chemigem at the learner's pool is also working well.



Filters:

Filters in Featherston are very old and do not meet the current requirements for filtering the pool this size NZS standard 444/2008.

The following is required to meet NZ standards.

6 x 1.6 Fiber pool filters	@ \$ 11,932.40	=	\$ 71,594.40
6 x Value systems manifold	@ \$ 2,818.07	=	\$ 16,908.42
2 x FD 131 pumps	@ \$ 11,208.00	=	\$ 22,416.00
Filter media glass diamond clean			
6 x	@ \$ 5,872.00	=	\$ 35,232.00
A P/C sum for all filter pipe work			\$ 21,000.00

At present the system only has 1x150mm pipe feed the suction line from the balanced tank to the pumps should be 2 x 150mm pipes minimum.

It has currently 1x only pipe, this would need another pipe put in place to feed. More holes are needed in the barge pipe to cope with the extra water flow.

Cost: P/C Sum \$ 15,000.00

Total: \$ 182,150.82



Main Swimming Pool:

The new main dividing wall put in has worked well. The blue Gellcoat, put directly onto it is peeling off on each side of the walls facing into the pools. These walls need to be fibreglassed to the existing pool walls to make a permanent seal. This would mean to fibreglass two walls 15.1m long and 1.4m deep and re Gellcoating to the fibreglass which would be permanent.

Cost for job: \$ 13,641.72

The new maid training pool at the end of the main pool has delaminations in the previous fibreglass. This is at ne end and at one side of the pool. This should be addressed as soon as possible, to stop further fibreglass problems

Cost for job: \$ 2 970.00

Tiles:

The tiles around the pool are lifting off due to the incorrect way they have been glued down. The fibreglass that goes up the walls and over the edge of the pool is finished only 100mm from the edge. No glass is under the tiles. This leaves just bear concrete, it is then fibreglassed at the edge of the water return valley.

The tiles have been grouted down and the chlorine has eaten out the grout and concrete. The water from the pool is also getting behind and under the fibreglass skin. This will create a structural delamination failure of the fibreglass skin on the pool wall. Once the water gets between the concrete and fibreglass, this cannot be removed.

The area under the tiles needs to be fibreglassed and the tiles re-glued back on with the appropriate adhesive.

Cost of job: P/C Sum \$ 26,000.00



Over Flow Tank:

The tank needs sealing on the walls and floor, if this is not done it will lead to water and chemical loss. The tanks need emptying and a sealer applied to stop further erosion to the concrete.

Cost:	P/C Sum	\$ 8,570.00
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Intermediate Pool:

This pool shows no sign of leaks.

Report Greytown Pool:

Covers:

There are currently no covers at this pool. However we have been asked to price out a solar heating system for the pool, by the Greytown swimming club.

If this was to go ahead then thermal covers would be needed.

Due to the size of the pool 30.430 x 12.2 four covers would be used.

Cost for covers	\$ 13,920.00
Roller system	\$ 7,685.22
Freight	\$ 497.95

Solar System:

To provide a system to heat this pool from the roof space available the cost would be as follows.

4 x pumps four sets of solar systems complete and installed

\$ 59,970.70

Filters:

Main Pool:

These have all been upgraded not so long ago and are all up to date.

Toddlers Pool:

This pool currently has a DE filter and pump which needs to be replaced to 1 x 1200 filter and 1 x SQ700 pump, to bring in line with New Zealand's standard.

Filter Pump Glass Media	\$ 8,420.00
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Chemigem:

This has just been overhauled and is running fine. In the main pool is a TL71/DM55 the acid pump was replaced 3 months ago.

Toddlers Pool:

Needs to be serviced.

Main Pool:

The pool is large at 30.4 x 12.2 there are years of house paint on the pool which is flaking off, house paint is not to be used on swimming pools.

The pool is not able to skim water as it should by law. For a pool this size it must have skimming troughs, the full length of the pool. These troughs have been filled in and blocked off. Due to the consistent leaking, the pool has a skimming system put in one corner close to the overflow tank this was to only be tempary I was told, until a permanent repair was done. This has now become the only means for the pool to skim.

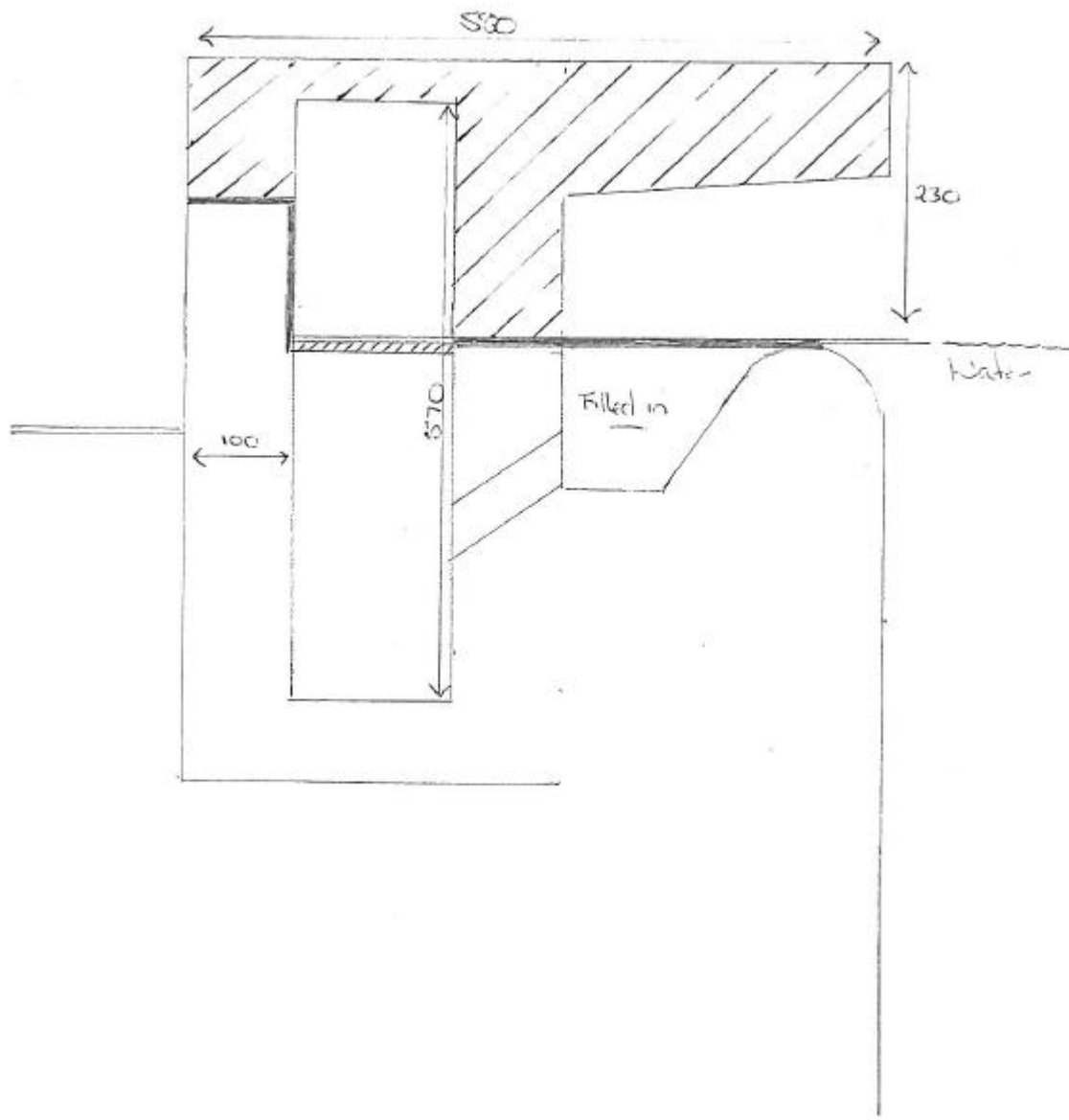
Any pool over 150 sq meters must have skimmer troughs in place the full length of the pool both sides, to remove body fat etc of the surface of the pool. This now needs to be rectified. Nz standard 4441/1:1.1

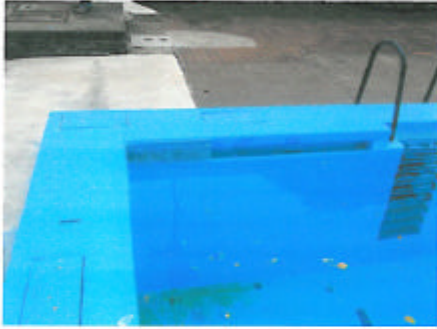
We can achieve this by the following drawing with what is already there at the pool. The pool would need to be fibreglassed as it is also leaking water, and we would create new skimmer troughs from the old bringing the pool back to 100%

All the new filters could work properly as they cannot do the work at present.

The cost to do the above fibreglass pool and make new trough

\$ 170,343.00





Overflow tank:

This needs sealing as it has large amounts of grout missing and the concrete has eroded away.

Cost:	P/C Sum	\$ 8,570.00
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Report Martinborough Pool

Covers:

The main pool requires new covers.

Duokote Thermal Blanket 2 x 5.5 x 25m \$ 10,292.00

The intermediate pool requires one new Cover and roller. 1 x Duokote Thermal Blanket 4.950 x 9.950m

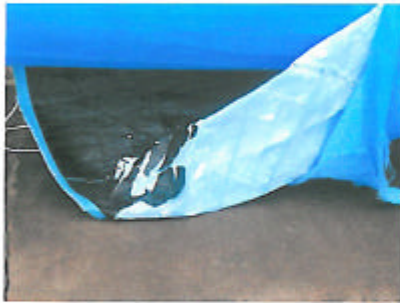
\$ 2,046.54

Roller and reel

\$ 747.96

Freight

\$ 143.75



Solar System:

The Solar System in Martinborough is fine and works well. There are no leaks and it has a new Sq750 Pump that was supplied and installed 5 months ago.

Chemigems:

The CM100 is due for service now and we are currently servicing the DM51



Filters:

The main pool has four x S9000 Poolrite Filters of which the sand was replaced 3 months ago. The filters are run with 3PM60 pumps. These do not meet the requirement, and do not meet the current standard of filtering required.

The Intermediate is also filtered by 1 x S9000 this also does not meet the standard.

The toddlers pools filter also does not meet the standard.

The following is required to bring up to New Zealand's standard 4441/2008

3 x 1.6 Fibrec Pool Filters @ 11,932.40	\$ 35,797.20
3 x Valve Systems Monifold's @ 2818.07	\$ 8,454.21
1 x FD131 Pump	\$ 11,208.00
Filter Media Diamond Clean Glass	
3 x 5872.00	\$ 17,616.00
Pipe Work Would be a P/C amount of Labour	\$ 10,000.00
	\$ 3,000.00
Total:	\$ 86,075.41



Main Swimming Pool:

The pool has lost approximately 200mm of water in the last two weeks, from the date of the shut down. This is a large amount of water loss and chemical loss.

The overflow tank requires sealing as the concrete walls have extensive erosion in the cement of the walls.

Cost: P/C Sum \$ 8,570.00

With the loss of water being sum 200mm the council should look at Fiberglassing the pool. This would save on painting every two years etc, and eliminate any leaking at the pool.

Cost: \$ 94,600.00

The pool also needs another 150mm pipe feed into the pool, it currently only has one. The new pipe would have to be feed into the bottom of the pool and by also increasing the number of holes in the barge pipe

Cost: P/C Sum \$ 12,000.00

Intermediate Pool:

This shows no sign of leaking. The filtration system is currently not adequate, at present. The pool has 1 x S9000 filter and 1 pump.

The pool requires 3S9000 filters 2 x SQ600 pumps and needs 80mm of suction pipes and 65mm returns.

The pool currently ha 50 in and 50 out, at present.

No filters would need to be purchased to achieve the above as the filters in the main pool could be used to do this job. Only the pipe work would need replacing.

Cost: \$ 10,000.00

Toddlers Pool:

This pool has just been re-fiberglassed and gel coated, and has had a new filter and pump installed.

The surface of the pool we have been told is very slippery, and we have been asked to recoat the surface with a non-slip texture

Cost: \$ 2,795.80.

The new installed filter and pump does not meet the new Zealand's standard for a toddlers pool. This pool requires 1S9000 filter and 1 x SQ600 pump.

This would meet New Zealand's standards 444/:2008

The water volume must turn over every half hour.