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MAJOR PROJECTS

Expression of Interest Fanny Durack Aquatic Centre

Architectural and Related Services
November 2009



(Concept view of new aquatic centre)

Introduction

In November 2004, a consultant team lead by H M Leisure Planning submitted the Aquatic Leisure Facilities Feasibility Study, 2004.

Having considered Council's aquatic centres and their future development, the report recommended that a range of works would be required at the Fanny Durack Aquatic Centre including;

- Replacement of the existing 6 lane 33m pool with new 8 lane 25m pool, new program pool and a waterplay feature
- A new office building, café area and multi-purpose room
- Refurbishment of existing amenities
- Renovation of the caretakers cottage
- Installation of buffering to the rear of the pool to reduce noise impacts on the neighbours

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- Enhanced lawn areas and a small sound stage opening into the park
- Separate toilets for the park
- Assessment of longer opening times (with heating).

During 2005, Councillors met on a number of occasions to consider the aquatic centres program. In March 2005, councillors reviewed two options for the program including an optimal mix of investment which was considered affordable in the context of Council's then financial model. That consideration identified modernising the Fanny Durack Centre including the replacement of the existing pools and supporting plant, refurbishing the amenities, minimal upgrading to the existing office building, deleting the waterplay feature and multi-purpose room, deleting works to the park, installing shade structures and some improvements to the cafe and timber decking. A cost of \$2.824m was identified by the consultant team.

A budget of \$3.0m was adopted as part of the 2005/06 Major Projects Resource Plan (GM 42 – 05/05).

A Councillor Conference on 5 October 2005 was held to discuss the options that emerged from research and community consultation. The report GM 98 10/05 – 15 November 2005 records for the Fanny Durack Aquatic Centre;

“The three main elements highlighted were the proposed deck area, the pool size and the children’s water play area. These elements will be taken into consideration during the consultation and design stage of the process.”

Further community consultation was undertaken between 21 November 2005 and 16 January 2006.

Report GM 14 01/06, 20 February 2006 considered the results of the consultation and noted strong support for the upgrading of the Fanny Durack Aquatic Centre. Specifically the report included;

“The proposed upgrading of Petersham Pool provides for a new 8 lane 25m pool; new program pool; waterplay pool; refurbishment of change rooms and offices; and café at a projected cost of \$2.615m (revised).”

The report also included;

“The consultants have recommended that the upgrading of Petersham Pool be undertaken after Enmore Pool because of the significant benefits arising from the upgrading of Enmore Pool in meeting aquatic, health and fitness, leisure and social needs of the community.”

In adopting the reports recommendation, Council agreed to the identified works for a budget of \$2.615m and agreed to upgrade the Annette Kellerman Aquatic centre prior to undertaking the works at the Fanny Durack Centre.

Given the above and the need to better define the scope and budet for the proposed refurbishment of the centre, Council engaged a small team of consultants to develop a concept design and scope for the Fanny Durack works and prepare a detailed cost plan and implementation strategy.

This work has allowed Council to confirm the proposed scope of works, confirm the costs and determine how and when the project can be delivered.

The Concept

On 16 June, Council at its meeting considered report GM 37 which included details of the developed concept including;

- Replacement of the existing 33m x 6 lane pool with a new 25m x 8 lane pool
- New toddlers pool to replace the existing wading pool
- New splashdeck including appropriate childrens fountains and toys
- New grassed mounds
- New fence to separate the childrens pools from the main pool
- New shade structures
- New perimeter fencing to the rear lanes to improve security and visual amenity
- General refurbishment of the existing change rooms
- Provision of a new accessible toilet/parents room
- New toilets serving the park relocated to new position
- New reception and office
- New kiosk/cafe
- New deck

The concept builds on the work previously undertaken by H M Leisure Planning as part of the 2004 Aquatic Leisure Facilities Feasibility Study, 2004. The consultant team confirmed the existing pools and supporting infrastructure are in a significantly deteriorated state and need urgent replacement. They examined the broader issues relating to the existing entrance, relationship to the park, the need for an improved kiosk/café and broader landscaping and amenity provisions. The consultants did not support the original proposal to construct a large deck requiring the adjustment to the main pathway in the park.

Having considered the numerous issues and the budget established by Council, the consultants provided a concept that achieved an overall upgrade of the Centre whilst respecting the needs of the park and the overall budget.

Budget

The consultant cost planner prepared a cost plan for the project indicating the scope of work proposed can be achieved within the overall budget subject to a managed design development process, no additional features being included and an appropriate economic climate over the next two years.

Council has included allocations for the project of \$600,000 in its 2009/2010 draft budget, \$1,800,000 in its 2010/2011 draft budget and a further \$1,100,000 in its 2011/2012 draft budget.

Program

With the closure of the Annette Kellerman Aquatic Centre, it is essential that the Fanny Durack Centre remain operational until early 2011 (follows completion of the Annette Kellerman Aquatic Centre).

The consultant team developed an initial program for the project including the following;

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2009

- July/August Develop drawings for public consultation
- September Public exhibition of the proposed concept
- November Consideration of submissions

2010

- February Appoint consultant team for the project
- March Preparation of tender documents for Stage 1 - amenities
- April/May Tenders for Stage 1 – amenities
- June/September Refurnish amenities
- April/June Design development and DA for Stage 2
- July/September Preparation of tender documents for Stage 2
- October/December Tenders for Stage 2 works

2011

- March - December Stage 2 works – upgrade pools, infrastructure, construct new entry and kiosk/cafe and toilets, landscaping

Community Consultation

Council has placed the concept design on exhibition for public comment. The exhibition period closed on 15 October. A report detailing the issues will be considered by Council at its meeting of 17 November 2009.

Issues from the exhibition will need to be incorporated in the final design for the centre.

The Consultant Team

Council intends appointing a team of consultants experienced with aquatic centre work to develop the design, prepare the necessary DA and CC submissions and prepare the appropriate construction drawings and assist during the construction phase of the project.

It is planned the architect will act as head consultant and will be responsible for engaging directly the following consultants;

- Planner
- Heritage Advisor (due to heritage aspects of the existing park)
- Structural
- Civil
- Pool specialist
- Mechanical
- Electrical
- Hydraulic
- Fire

Council will engage a specialist project management company to superintend the works. Council will also engage a cost planner and programmer to assist the project.

Tasks

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Tasks for the Architect and their team will include all aspects to develop the design in line with the concept adopted by Council taking into consideration all aspects arising from the public exhibition (these will be available for review on Council's website on or before 17 November 2009 – see the business papers section), preparation of all necessary DA and CC applications, documenting the works in two packages – Stage 1 and Stage 2, preparation of documents for the tender process, assisting the tender process and assisting the project throughout the construction phase.

EOI Timeline

Submit EOI – 24 November 2009

Report to Council – 15 December

Tenders to be submitted by selected consultants – January 2010

Appoint consultant team – February 2010

Form of Contract

For this type of work, Council uses an amended version of AS2124.

Your Expression of Interest

Your submission should consist of;

- Details of your company; - Name, Contact details, Directors, Structure, Primary Shareholders
- Details of staff and their experience applicable to our project
- Broad description of your work over the last three years including schedule of projects – type, client, value, your role in projects
- Details of projects involving aquatic centres – consultant team and contacts, client contacts, any special aspects that may be of assistance to our understanding of your experience
- More detailed description of three projects since 1 January 2006 you consider most relevant to our aquatic centre project – type, client, value, complexity, role in projects, procurement methodology used, your role in managing/administering the contracts, consultant team and contacts, client contacts, referees, special aspects that may be of assistance to our understanding of your experience
- Name and details of your potential consultant team including details of why you will potentially include them on your team – experience with similar projects, work with you in the past etc
- Commentary on the concept and any particular design philosophy you may propose to adopt in approaching the project. This will be an important consideration as the current concept broadly meets the objectives of Council for the refurbishment of the existing centre
- Commentary on your approach to ESD and reduction in GHGs. Council is proactive in this regard and wishes to showcase this project as achieving significant benefits to the community.

Selection Process

Your Expression of Interest will be assessed against the following criteria;

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- Relevant experience of staff
- Broad capabilities of your firm
- Relevant project experience
- Experience with swimming pool projects
- Potential consultancy team
- Design philosophy

Expressions of Interest should be labelled;

Fanny Durack Aquatic Centre EOI – Architectural and Related Services

and be lodged in the **Tender Box – Ground Floor 2-14 Fisher Street, Petersham,**

By 2.00pm Tuesday 24 November 2009.

Enquires to William Blunt 9335 2222 or by email to msh@marrickville.nsw.gov.au

Please note;

Three copies should be provided – preferably unbound.

Marketing brochures can be submitted with your EOI and will form part of the assessment in relation to your design philosophy.

DOCUMENTS AVAILABLE

Concept for the Fanny Durack Aquatic centre, Petersham

Petersham Park Plan of Management and Heritage Plan - March 1998

Petersham Park Marrickville NSW Conservation Management Plan - May 2007

The following reports are available on Council's Website – Business Papers Archive

GM 98 – 15 November 2005

GM 14 - 20 February 2006

GM 37 – 16 June 2009

Forthcoming Report 17 November 2009

Planning documents – LEP, DCP etc