



## WICKHAM AQUATIC CENTRE SUPPLEMENTAL REPORT

for the

**CITY of KARRATHA**



Revision 1.0  
February 28<sup>th</sup>, 2019  
for

Prepared by:



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# WICKHAM AQUATIC CENTRE REVIEW SUPPLEMENTAL REPORT

## Table of Contents

1.0	EXECUTIVE SUMMARY .....	2
2.0	LIMITATIONS.....	3

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## 1.0 EXECUTIVE SUMMARY

### BACKGROUND

Oceanis International conducted preliminary investigations of the Wickham Aquatic Centre 25 meter pool in January 2019 in preparation for documenting base remedial works activities for 27 specific council-directed measures at the centre.

As part of this investigation and report, Oceanis identified that significant risk and on-going maintenance costs would still reside with the council should these minimal activities be conducted. Consequentially Oceanis identified an alternative of a further renovation to the pool using a proprietary product (the Myrtha “Renovaction” system) to mitigate some of the identified risks.

Direction was provided by the council to prepare documents for tender for the purpose of obtaining specific prices on these two options. This process is currently underway.

On February 27<sup>th</sup>, the city of Karratha provided direction that a ramp should be provided into the pool in lieu of a universal access hoist. Target allowances have been updated for this feature.

On February 27<sup>th</sup> the city of Karratha council requested additional advice on the option of a complete replacement of the pool and water treatment plant. This supplemental report provides the comparative figures for these three options.

This supplemental report should be read in conjunction with the Oceanis report of January 25<sup>th</sup>, 2019.

### CONCLUSIONS

The comparative cost targets for the three options are now:

1. Option 1: Basic Remediation Strategy: Nominally \$1,650,000
2. Option 2: Myrtha Renovation Option: Nominally \$1,950,000
3. Option 3: New pool and water treatment plant: Nominally \$2,650,000

The new pool budget target is based upon a nominal 25 meter by 12 meter (6 lane) pool with access ramp, access ladders, wet deck, diving blocks at one end, balance tank and a new concrete concourse around the pool.

The above target allowances have an inclusion for professional fees to cover additional costs in excess of those allowed for in the current consultancy contract between the City of Karratha and Oceanis. They also include basic geotechnical investigation costs to assist in resolving the concourse cracking issue, and demolition costs for existing elements of the site not being reused.

New water treatment equipment would be placed into the existing plant room building and adjacent compound.

Option 3 has the distinct advantage of mitigating risk associated with attempting to re-use aspects of the existing pool structure, the design and condition of which is unknown.

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## 2.0 LIMITATIONS

Target budgets have been developed on the basis of costs achieved in regional north west Western Australia for other similar projects. These target budgets are not cost estimates, and are provided without a detailed engineering and procurement process having been finalised. Thus no guarantee is provided through this reporting process that target costs will be achieved once final contractor pricing is obtained. A specific risk identified is the unknown nature of the existing pool structure, ground conditions and buried services in and around the pool and the existing plant room. Findings during construction may have an impact upon cost.

The review has been based upon items of the site, pool and plant related to aquatic issues visible at the time of the review in January 2019, upon information provided by staff at the Aquatic Centre, and information gleaned from the 2016 investigation and the Asset Register produced at that time.

As-constructed or design drawings and specifications are not available for this very old facility. Limited maintenance reports are available from past work or investigations. Water Quality logs provided represent a limited snapshot of conditions. The systems and equipment were not shut down or operationally tested for the review and thus comments are confined to those aspects of the features and water treatment plants which were observed on the day of the site visit.

Target budgets developed represent a comparative indication for the purposes of decision making about the general options to pursue for the remediation of the facility and do not necessarily represent commercial pricing which would be received under specific circumstances of further detailed investigation and design, and of specific commercial conditions at the time of procurement. In particular the unknown state of the structure, ground conditions, hidden piping and other materials, and the nature of any specific contract conditions used will be a consideration of bidding contractors when assessing risk and pricing. Perceptions of risk allocation between client and contractor in the contract documents will be an issue. The small size of the specialised aquatics construction industry in Western Australia and the often variable costs facing contractors working in regional Western Australia are other significant factors facing and which will affect any prices received when procuring the project.

## END OF SUPPLEMENTAL REPORT