

ATTACHMENT 1 TO ITEM 14.2

Gratwick Aquatic Centre - Additional Remedial Works					
Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
<b>Overall Facility</b>					
Paint frames to small shade structures located between dive pool and main pool	Medium	\$3,600.00	<p>The existing painted finish is weathered and flaking resulting in the steel being exposed to the elements.</p> <p>Due to the facility's proximity to the coast it is highly advisable to refinish the structures, as preventative maintenance will prevent premature failure of the asset.</p>	3-5 years	10-15 years
Paint seat slats to small shade structures located between dive pool and main pool	Medium	\$480.00	<p>The existing painted finish is weathered and flaking resulting in the timber underneath being exposed to the elements. The finish is unsightly and unpleasant to sit on.</p> <p>The timber slats should be refinished at the same time as the steel frames to improve the quality of the asset.</p>	3-5 years	10-15 years
Paint main shade sail poles above 2m to full height	Low	\$4,800.00	<p>Under the current scope painting to the poles extends from ground level up to 2m high. This has resulted in the work appearing unfinished.</p> <p>The existing galvanised finish above 2m is dull and has deteriorated.</p> <p>Painting the pole completely will extend the asset's life significantly and improve the visual appearance of the asset.</p>	5-7 years	10-15 years

Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
Cut off existing spigot lights and finish paint to full height to main light poles	Low	\$7,200.00	<p>Under the current scope painting to the poles extends from ground level up to 2m high. This has resulted in the work appearing unfinished, with the existing redundant spigot lights at 3.5-4m above the ground not being removed and left to deteriorate further.</p> <p>The painted finish above 2m is heavily weathered, and flaking has exposed the steel to the elements. Removing the spigot lights and finishing the painting to the full extent of the poles will extend the asset's life significantly and improve the visual appearance of the asset.</p>	3-5 years	10-15 years
Supply and install replacement external GPO mounted on new pole near BBQ	Mandatory	\$1,000.00	<p>The existing steel pole is rusted completely through at ground level with only the plastic conduit supporting the external GPO, which is also deteriorated and missing its weatherproof cover/flap.</p> <p>Both the pole and GPO need to be replaced to remove risk of electrical shock.</p>	0 years	7-10 years
Remove beach sand and install turf to old disused volley ball area	Medium	\$15,000.00	<p>Previously GAC featured a beach volley ball area to the rear left hand side of the facility. The area was rarely used and the poles and nets were subsequently removed. Due to the nature of the beach sand, soil and lack of reticulation, grass has not grown in that area.</p> <p>Sand needs to be removed, top soil brought in, reticulation installed and turf rolled out for the area to be utilised by patrons as a seating area that is naturally shaded by the adjacent trees</p>	0 years	20 years
<b>Total</b>		<b>\$32,080.00</b>			

Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
<b>Dive Pool</b>					
Replace 2x step treads to dive pool ladders	Mandatory	\$240.00	The existing treads are broken in half and need replacement to utilise the assets.	0 years	10 years
Paint diving board platform and hand rail	Medium	\$2,112.00	The existing painted finish is weathered and flaking resulting in the steel being exposed to the elements.  Due to the facility's proximity to the coast it is highly advisable to refinish the structure as preventative maintenance to prevent premature failure of the asset.	3-5 years	10-15 years
Paint diving board	Medium	\$720.00	The existing painted finish is weathered and flaking resulting in the fiberglass underneath being exposed to the elements. The finish is unsightly and unpleasant underfoot.  The dive board should be refinished at the same time as the diving platform to improve the quality of the asset.	3-5 years	10-15 years
<b>Total</b>		<b>\$3,072.00</b>			
<b>Plant Room Interior</b>					
Supply and install stainless steel work station with plumbed sink in plant room	Mandatory	\$18,000.00	The current plantroom does not have a work station to facilitate staff completing water testing and other activities required for normal operation of the facility.	N/A	10-15 years
Supply and install insulation and custom orb sheeting to plant room ceiling	Mandatory	\$7,020.00	The existing plantroom roof is not insulated nor does it have a ceiling lining. Without either, in the Pilbara environment, significant heat is radiated through the tin roof directly into the plant room.  The high room temperature causes excessive wear and tear on the room's assets which will lead to premature failure of components.  Without insulation, the room's temperature will be unbearable for staff to work in during normal operation of the facility.	N/A	25 years
Supply and install backflow prevention device to bisulphate mains water feed line	Mandatory	\$588.00	Under the regulations a backflow prevention device is required on the mains water feed line to the bisulphate dosing system to prevent bisulphate contaminated water from feeding back into the mains water line.	N/A	5-10 years

Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
Supply and install 2x 7kw A/C unit	High	\$7,830.00	The plantroom's temperature is not controlled and will become extremely hot in the peak of summer causing excessive wear and tear on the room's assets.  Controlling the room's temperature will result in longer asset life, prevent premature failure of components, reduce maintenance costs and disruption to the facility operations.	N/A	7-10 years
Supply and install replacement water feature pump	Mandatory	\$2,970.00	As per independent condition report AQU030054, the water feature pump has reached the end of its asset life and is irreparable. A replacement pump is required for the operation of the toddler pool's water features.	N/A	5-7 years
<b>Total</b>		<b>\$36,408.00</b>			
<b>Store Room</b>					
Paint walls	High	\$1,000.00	The existing finish of the store room walls is heavily deteriorated and in need of refinishing to improve the asset's quality and extend its service life.	0 years	10-15 years
<b>Total</b>		<b>\$ 1,000.00</b>			
<b>Plant Room Exterior</b>					
Supply and install access ladder to pool isolation valves	Mandatory	\$3,480.00	The existing valve pit does not have a compliant access ladder. A compliant access ladder is required so that under normal operation of the facility, staff can access the valves if/when required.	0 years	20-25 years
Supply and install compacted road base to two cross overs to RHS of facility	Medium	\$2,400.00	There are two access gates to the RHS of the facility with dirt crossovers from the kerb line. Compacted road base cross overs are recommended to facilitate normal operation of the facility e.g. maintenance, deliveries and access by emergency services	N/A	15-20 years
Supply and install service kit to deluge shower and eye wash station	Mandatory	\$3,311	The existing deluge shower and eye wash station for chemical accidents/emergencies is not operational and requires servicing. The equipment is required to meet OHS requirements for the facility.	0 years	3-5 years

Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
Supply and install chlorine gas scales with unloading rails	Mandatory	\$45,419.00	<p>The existing equipment for the unloading and storage of chlorine gas cylinders is non-compliant as the gantry crane has no documented Safe Working Load or Working Load Limit (SWL/WLL) certificates.</p> <p>Due to proximity to the coast and lack of protective coating the steel gantry frame is heavily weathered/rusted and would not be able to be certified in its current state. The steel structure would require significant repairs, including complete replacement of rusted members and associated concrete footings. Once repaired the gantry crane would pose manual handling risks compared to modern methods for the unloading and handling of chlorine gas cylinders at aquatic facilities.</p> <p>The alternative solution that provides the most benefit, considering cost, time and safety, is the installation of trolley scales for the unloading and handling of the chlorine gas cylinders required for the facilities operation. A similar system is used at South Hedland Aquatic Centre.</p> <p>Under current regulations, without a suitable solution the facility cannot re-open.</p>	0 years	10-15 years
Supply and install Colourbond fence to replace removed deteriorated fence	Mandatory	\$4,200.00	<p>The existing section of fencing that restricted access of the public to the plant room building area was removed to accommodate the plant room upgrades. Subsequent to removal, it was identified that the bottom of the fence posts and underside of the rails had significant rust and required replacement.</p> <p>Without replacement the facility cannot open as patrons will have clear access to the plant room building and laydown area.</p>	0 years	20-25 years

Remove old paving, concrete pavement and compacted road base surrounding plant room, balance tank and chlorine Gas unloading area, and install new concrete pavement hardstand	Mandatory	\$35,000.00	<p>The existing pavements around the plant room, balance tank and chlorine gas unloading area are in very poor condition with significant trip hazards.</p> <p>The pavement to the chlorine unloading area is also non-compliant under current regulations.</p> <p>The existing pavements need to be removed and replaced with uniform concrete pavement hardstand.</p>	0 years	50 years
<b>Total</b>		<b>\$93,810.00</b>			
Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
<b>Tank Compound Area</b>					
Supply and install shade cloth to balance tank hand rail	Medium	\$5,400.00	<p>The pool's systems utilise an open below ground balance tank with separate roof structure. It is not air tight. During windy conditions, sand and vegetation is blown from both the dunes adjacent to the facility, and general area around the tank, into the balance tank itself.</p> <p>During the course of the repair works animals have also been found in the tank. The necessity to clear sand, vegetation and other matter results in increased operational maintenance.</p> <p>The installation of shade cloth on the hand rail around the tank is recommended to help prevent the issue.</p>	N/A	5-10 years
Supply and install row of concrete blocks to balance tank to fill gap	High	\$4,800.00	<p>There is a large opening between the top of the balance tank wall and separate roof structure that covers the tank. The gap poses a risk, as the gap is sufficiently large to allow a child or teen to climb into the tank. The opening also allows animals to fall into the tank.</p> <p>The installation of an additional row of concrete blocks is required to reduce the gap size and remove the risk of a child/teen climbing into the tank. The work will also remove the likelihood of animals falling into the tank</p>	0 years	20-25 years
Supply and install roof sheeting to balance tank to fill gap, sheeting to match existing	High	\$7,800.00	<p>Whilst the balance tank is cylindrical, the shape of the roof structure that covers the open style tank is octagonal, resulting in an opening between it and the top of the tank along its straight edges.</p> <p>This gap poses a risk as it is sufficiently big enough for a child to fall/climb into</p>	0 years	20-25 years

			<p>the tank if they were to climb the fence to the tank compound area.</p> <p>To remove the gap the roof sheeting needs to be extended.</p>		
Supply and install lockable hatch to balance tank access ladder	High	\$3,000.00	<p>There is an opening in the balance tank roof and a ladder to provide access to the tank for maintenance. This opening and ladder provides easy access to the tank should a community member climb the tank compound fence that is adjacent to the Sutherland St footpath.</p> <p>A lockable hatch is required to remove the risk of unauthorised access and potential fatality.</p>	0 years	20-25 years
Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
Supply and install row of concrete blocks to backwash tank	High	\$3,000.00	<p>The backwash tank is a below ground open style pit/tank. The top of the tank wall is level with the ground within the tank compound area. Due to the natural grade of the ground, during rain events water flows from the surrounding ground into the tank carrying sand and debris with it. Upon reopening this will cause additional operating maintenance during the wet season.</p> <p>To remove the issue the top of the tank wall needs to be raised through the installation of a row of concrete blocks around its perimeter. Water will then naturally find the next lowest spot away from the tank.</p>	0 years	15-20 years
Repair existing steel cover/roof to backwash tank	High	\$7,000.00	<p>The existing backwash tank roof is constructed of galvanised steel hollow section and close grid mesh. Due to the structure's close proximity to the coast sections of the frame have heavy rust. These require repairs to be able to safely lift the structure to install the blockwork.</p> <p>The repairs will also increase the asset's life as the rust will continue to spread without being cut out, new steel welded in and painted with a protective coating.</p>	0 years	5-10 years
Remove 70mm dirt to tank compound area, level and install compacted road base	High	\$11,000.00	The tank compound area to the rear RHS of the facility features a loose dirt surface. The levels of the ground currently fall back towards the balance	0 years	20-25 years

			<p>and backwash tanks resulting in sediment and debris being blown and washed into the tanks during rain events.</p> <p>This causes excessive operational maintenance due to the tanks needing to be cleaned. Ongoing maintenance is also required to slash weeds growing in the area.</p> <p>The solution is to excavate 70mm of dirt from the entire area, grade the levels away from the tanks, and install compacted road base on top of black poly film to prevent weeds from growing through.</p> <p>This will remove the need for maintenance.</p>		
	<b>Total</b>		<b>\$42,000.00</b>		
<b>Toddler Pool</b>					
Item	Priority	Budget Estimate	Rational of Expenditure	Asset Life Without Works Completed	Asset Life After Proposed Works Completed
Site instruction #9 toddler pool works tiling, paver capping and re-grouting	High	\$12,580.00	Works to the toddler pool were removed from the original scope of Separable Portions 1 and 2. Works including replacement of waterline tiling, re-grouting, tile repairs and replacement of paver capping were added by way of Site Instruction No. 9	3-5 years	10 years
Site Instruction #14 paint nobby car	High	\$4,026.00	The toddler pool features a fiberglass toy car with water features. The existing painted finish is in very poor condition and requires refinishing. Works to refinish the asset were completed by way of Site Instruction No.14	0 years	15 years
Supply and install compliant floor tiling to toddler pool beach entry	Mandatory	\$38,186.00	The existing floor tiling to the "walk in" entry of the toddler pool is a mosaic wall tile. Under current regulations this type of tile in this application is non-compliant. Pool floor tiles are required to have a minimum grade of texture to meet regulations. Being a tile that is designed for walls it does not feature the required texture.	0 years	15-20 years
Paint shade poles to kids pool	Low	\$9,000.00	The existing painted finish is weathered and flaking in areas resulting in the steel being exposed to the elements. Due to the facility's proximity to the coast it is highly advisable to refinish the structures as preventative maintenance to prevent premature failure of the asset.	5 years	15 years



Reinstall shaded cover to toddler pool post cyclone season	Mandatory	\$2,224.80	Prior to cyclone season the shaded cover to the toddler pool was removed to prevent damage to the material. Post season the cover was reinstalled to protect the tiled surface of the pool while it was empty.	N/A	N/A
<b>Total</b>		<b>\$66,017.00</b>			
<b>Accommodation</b>					
35 days accommodation for 3 crew	Mandatory	\$4,500.00	It will take approximately 35 days to complete the full extent of the above noted work. Assuming a 3 man work crew		
<b>Total</b>		<b>\$4,500.00</b>			
<b>Total</b>		<b>\$278,887.00</b>			
<b>Contingency 15%</b>		<b>\$41,833.00</b>			
<b>Additional Budget Required</b>		<b>\$320,720.00</b>			
<b>Break Down By Priority</b>					
<b>Description</b>				<b>Priority</b>	<b>Cost</b>
Minor cosmetic maintenance work to improve the quality of the facility				Low	\$21,000.00
Medium cosmetic / minor structural work required to minimise ongoing maintenance				Medium	\$29,712.00
Heavy cosmetic / medium structural work required to prevent excessive wear of the asset				High	\$63,036.00
Required to prevent early failure of the asset or due to regulatory requirements to open the facility				Mandatory	\$165,139.00

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