

# SUPPLEMENTARY ITEMS AGENDA

## WARRINGAH COUNCIL MEETING

Notice is hereby given that an Ordinary Meeting of Council will be held at the Civic Centre, Dee Why on

**TUESDAY 24 APRIL 2012**

Beginning at 6.00pm for the purpose of considering and determining matters included in this agenda.



Rik Hart  
General Manager

(2012/04)



Warringah Council

**Agenda for an Ordinary Meeting of Council  
to be held on Tuesday 24 April 2012  
at the Civic Centre, Dee Why  
Commencing at 6.00pm**

<b>8.0</b>	<b>COMMUNITY DIVISION REPORTS .....</b>	<b>1</b>
8.2	Warringah Aquatic Centre - Additional Roof Remedial Works.....	1
<b>14.0</b>	<b>CONFIDENTIAL MATTERS – CLOSED SESSION.....</b>	<b>3</b>
14.7	Question on Notice No 13/2012 Council's Corporate Lawyer - Ms Vivienne Ingram	

## **8.0 COMMUNITY DIVISION REPORTS**

### **ITEM 8.2 WARRINGAH AQUATIC CENTRE - ADDITIONAL ROOF REMEDIAL WORKS**

#### **REPORTING MANAGER**

**TRIM FILE REF** 2012/102806

**ATTACHMENTS** NIL

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#### **EXECUTIVE SUMMARY**

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##### **PURPOSE**

To obtain Council approval for the appointed contractor (Freyssinet) to undertake additional roof remedial and associated works at the Warringah Aquatic Centre (WAC) under RFT2011/122.

##### **SUMMARY**

As part of the current roof remedial works at the WAC (RFT2011/122), the contractor was required to undertake specific testing to determine specific areas of the roof that required further treatment. On the advice of a structural engineer consultant, the contract had an allowance for additional works to be undertaken at up to 30 additional locations. The additional testing however has identified 130 locations where remedial work is required, most of which will need to be undertaken before the WAC reopens on May 20 2012.

The additional testing to 100 locations was not allowed for in the original contract sum, and other contract variations have utilised the contingency amount originally raised.

Accordingly, approval is sought to increase the contingency amount to include this additional testing work. It is estimated the additional works will cost a maximum of \$50,000.00 ex GST.

##### **FINANCIAL IMPACT**

The additional \$50,000.00 (ex GST) contingency funding sought will take the total cost for this project (CR5701) from \$385,111 to \$435,111.00 ex GST. This additional contingency, if fully spent, is to be met by minor savings in other capital works projects within 2011/12.

##### **POLICY IMPACT**

Council's Procurement Policy was followed for the Tender and Variation Process.

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#### **RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY**

That Council approves an additional contingency expenditure of up to \$50,000 for the additional roof repair works identified at Warringah Aquatic Centre, under RFT2011/122.

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**REPORT**

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**BACKGROUND**

In December 2011 Council approved RFT 2011/122 to be awarded to Freyssinet Australia Pty Ltd, in the amount \$207,721 ex GST for roof remedial works to be undertaken at the WAC. In addition Council approved a contingency in the amount of \$110,000.00 ex GST to allow for latent variations and structural engineering fees, bringing the amount to be requisitioned to \$317,721.00 ex GST. The total available budget for this project (CR5701) was \$385,511.00 ex GST.

A structural engineering firm, Geoff Ninnes Fong and Partners, with expertise in aquatic pool design, was engaged to initially investigate and report on the extent and severity of the known defects and to identify others. Subsequent to this service the company was re-commissioned to aid in the preparation of detailed, technical specifications and a scope of works to form the basis of an RFT to rectify the defects identified.

Since the inside of the pool area roof was not readily accessible for inspections, visual inspections were undertaken from the pool deck and as a result the contract required that the contractor make allowance for repairs in 30 locations.

After two weeks of repair work being undertaken, it became evident that there were more locations requiring attention. As a result, Freyssinet was instructed, as specified in the contract, to undertake a cover meter and tap test survey, under the supervision of the consultant and Project Manager, to determine the full extent of the problem. The results showed that there were 130 locations where remedial work was required.

When it is considered that this work is being undertaken to address potential public safety concerns, delaying the additional remedial works until the next WAC Maintenance shutdown, (potentially 2 years away) is not a recommended option. Given the fact that the contractor and their specialised plant and machinery is already on site, the most cost effective solution is to undertake the works during the current shutdown.

**CONSULTATION**

A structural engineering firm, Geoff Ninnes Fong and Partners, with expertise in aquatic pool design, was engaged to initially investigate and report on the extent and severity of the known defects and to identify others.

No further consultation is required as this was undertaken during the preparation of RFT2011/122.

**TIMING**

The current shutdown commenced on Monday April 2 2012, and the WAC is due to reopen on Monday May 20 2012. There are therefore less than 4 weeks for this work to be undertaken, so the time element is critical.

**POLICY IMPACT**

Councils Procurement Policy was followed for the Tender and Variation Process.

**FINANCIAL IMPACT**

The additional \$50,000.00 (ex GST) contingency funding sought will take the total cost for this project (CR5701) from \$385,111 to \$435,111.00 ex GST. This additional contingency, if fully spent, is to be met by minor savings in other capital works projects within 2011/12.

## **14.0 CONFIDENTIAL MATTERS – CLOSED SESSION**

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### **RECOMMENDATION**

- A. That, on the grounds and for the reasons stated below, the Council resolve into Closed Session to receive and consider the items identified as Confidential and listed on this Agenda as:

Item 14.7      Question on Notice No 13/2012  
                    Council's Corporate Lawyer - Ms Vivienne Ingram

#### **Matters to be Discussed During Closed Session - Section 10D**

Item 14.7      Question on Notice No 13/2012  
                    Council's Corporate Lawyer - Ms Vivienne Ingram

#### **Grounds on which Matter Should be Considered in Closed Session – Section 10A(2)**

Item 14.7      10A(2)(a) personnel matters concerning particular individuals

#### **Reason Why Matters are being considered in Closed Session – Section 10B**

To preserve the relevant confidentiality, privilege or security of such information.

- B. That pursuant to Section 10A Subsections 2 & 3 and 10B of the Local Government Act 1993 (as amended), the press and public be excluded from the proceedings of the Council in Closed Session on the basis that the items to be considered are of a confidential nature.
- C. That the closure of that part of the meeting for the receipt or discussion of the nominated item or information relating thereto is necessary to preserve the relevant confidentiality, privilege or security of such information.
- D. That the Minutes and Business Papers including any reports, correspondence, documentation or information relating to such matter be treated as Confidential and be withheld from access by the press and public, until such time as the reason for confidentiality has passed or become irrelevant because these documents relate to a matter specified in section 10A(2).
- E. That the resolutions made by the Council in Closed Session be made public after the conclusion of the Closed Session and such resolutions be recorded in the Minutes of the Council Meeting.
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