



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

**AQUATIC
CENTRE**

CAPITAL PROGRAMME

PRELIMINARY REVIEW FINDINGS



1. PROVIDE AN UNDERSTANDING OF CONDITION, SCALE AND COMPLEXITY



2. GET CLEAR DIRECTION FOR ADDRESSING URGENT PRIORITIES



3. GET CLEAR DIRECTION FOR NEXT STEPS WITH REFRESH

- 1** VIRTUAL TOUR 
- 2** WHY DO WE PROVIDE AQUATIC FACILITIES? 
- 3** WHERE ARE WE AT? 
- 4** OUR FINDINGS TO DATE 
- 5** ESTIMATED COSTS OF REMEDIATION 
- 6** WHERE TO FROM HERE? 

VIRTUAL TOUR



INSTRUCTOR

WHY DO WE PROVIDE AQUATIC FACILITIES?



Critical piece of Napier's community aquatic network

Provides everyday health and wellbeing, sporting, learning and leisure and play benefits

Support customer's journey towards health and wellbeing

Role in community wellbeing H&W (mental and physical), quality time (alone or with family), developing skills for life, sport development

WHY DO WE PROVIDE AQUATIC FACILITIES?



All strategies and reports completed, demand studies, national benchmarks point to significant unmet demand

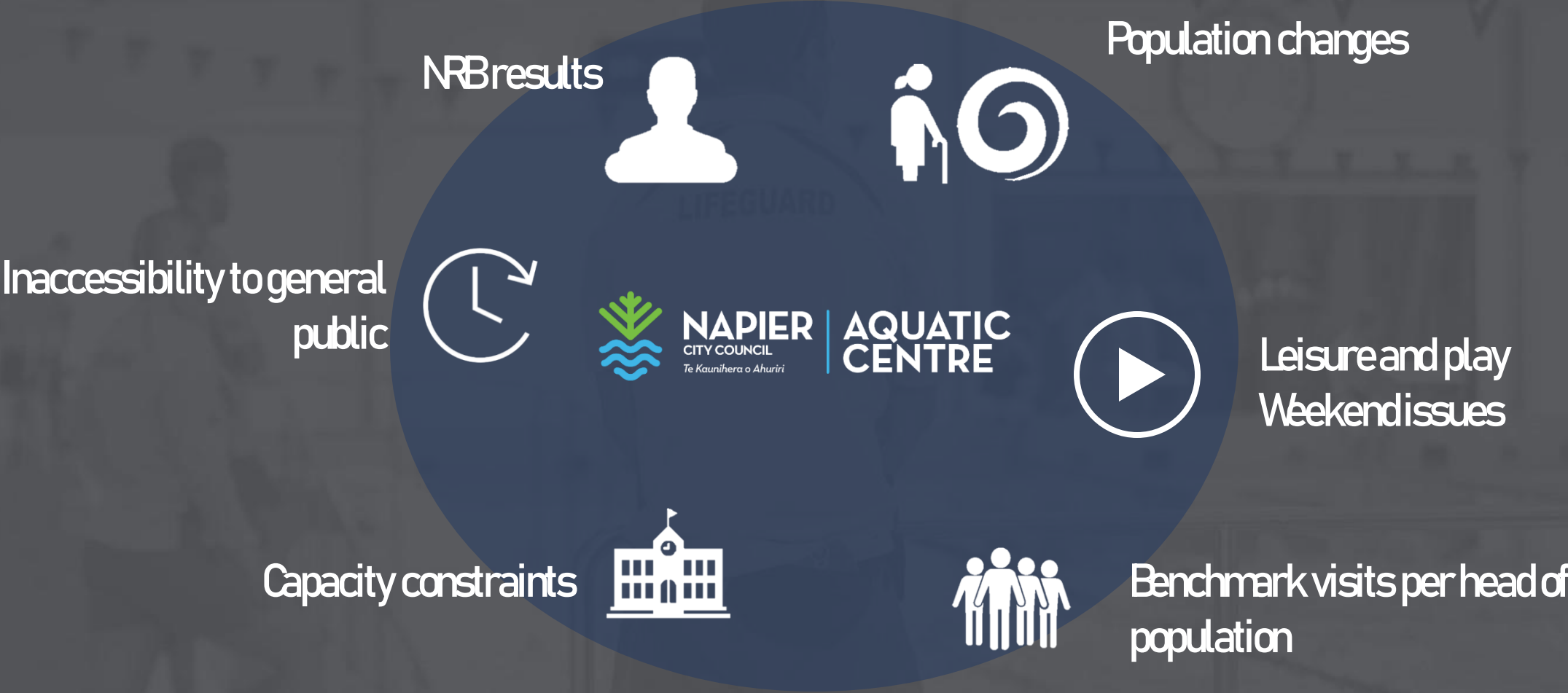
No ability to provide general public access at times when they want to use it

Important benefits to our community cannot be delivered due to lack of suitable facility

Over-crowded during weekends

Very limited leisure and play features

AQUATIC DEMAND



COUNCIL VISION

A VIBRANT AND SUSTAINABLE CITY FOR ALL

COUNCIL OUTCOMES

Our services and infrastructure meet our community's needs

Our community is connected, safe, healthy and resilient

We are a city that thrives with its community

We treasure our culture, our heritage, our environment

Our community and Council are one

STRATEGIC GOALS

We will maintain our assets and facilities wisely in order to meet the long term performance expectations of our community

Our services and facilities provide for the social, cultural and recreational needs of our community

Our community's wellbeing and city vibrancy will be enhanced through our encouragement of sport, culture and events

We will provide and encourage arts, education and celebration of our cultural heritage

We will be guided by mana whenua to uplift our knowledge of wāhi taonga, pūrākau, taiao; treasured places, stories, indigenous environment

We will be customer service focussed

We will actively listen, engage and communicate with our community to guide the direction of our city

Our commitment to the Treaty of Waitangi will underpin our mana whenua partnerships and the activities we undertake to improve Maori outcomes

PURPOSE

Developing skills ♦ Improving wellbeing ♦ Building confidence ♦ Growing connections

CRITICAL SUCCESS FACTORS



Value for money

Our aquatic network provides value for money for customers and ratepayers.



Water safety

Teach more Napier people to be safe and confident in the water



Balanced outcomes

Ensure the right balance of provision, space and utilisation among our 4 outcome areas across our regional network



Social cohesion

Improve social cohesion and inclusivity to ensure everyone benefits from our aquatic facilities



Pride and connection

NCC has a network of Aquatic Facilities that are shaped by our community, that our city is proud of and are uniquely Napier

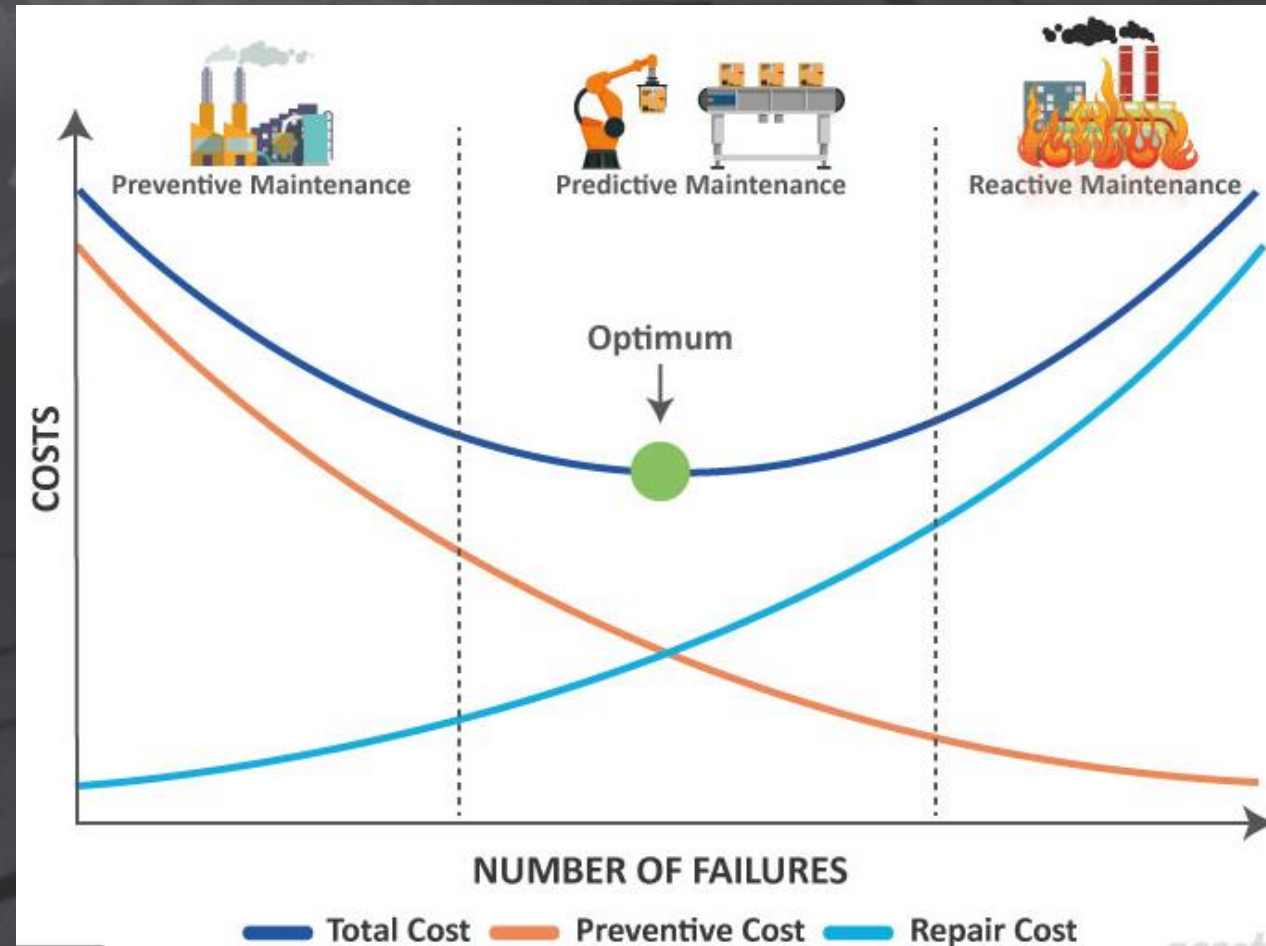
CURRENT STATE

- Increasing costs for maintenance and repair
- Slowly declining revenue – visitation & Swim School
 - Visitors on slow downward trend
 - NRB Engagement Survey at 49%
 - Missed opportunities due to lack of capacity
- Over-crowding at weekend and issues this creates
 - Increasing unplanned outages due to failure
 - Impact on team

FUTURE STATE

- Operations costing rate-payers more
- Visitation continuing to decline
- More frequent breakdowns
- NRB results
- Closure of facility??

WHERE ARE WE AT?



WHY WAS IT COMMENCED

Budget for a new aquatic facility removed from LTP

Renewals and improvement projects had been delayed to impending decommissioning

Adopt a 10+ year horizon with reliable and continuous service

At an 'acceptable' level of service – to be defined

Get 'under the hood' to develop picture of what is required

Provide expert recommendations and costings

Provide information for effective decision-making

CAVEATS & LIMITATIONS

- 1 Age and condition will result in further 'discoveries' when actual work is undertaken
- 2 Best estimates at the level of detail we are at
- 3 Hidden 'surprises' the more rocks we turn over
- 4 Haven't covered everything – but due to age and condition it is likely to be a consistent story
- 5 Subject to market forces – cost escalation, availability of product, constrained construction market

OUR FINDINGS TO DATE



PLANT & MECHANICAL

1



Ensuring reliable, efficient and sustainable operation of all plant and mechanical components

23k of repair this year

Urgent recommendations:

- Replace Building Management System
- Remediate critical failure risk of the main Heat Pump plant

Immediate recommendations (0-18 months)

- Complete (minor) remedial works to air handling systems
- Remediate immediate risk of electrocution from the electric immersion elements (underway)
- Conduct water quality test to determine extent, if any, of internal corrosion in tank and pipework
- Carry out inspection of brackets and ductwork above the 25m pool to understand risk of collapse
- Remediate non-compliance with NZBC G4 in respect of outdoor air ventilation
- Implement automatic dosing control for all bodies of water
- Compile accurate and detailed as-built & O&M
- Develop an enhanced Planned Preventative Maintenance programme



PLANT & MECHANICAL

1


	From	To
1. Heat pump remediation	245,600	345,600
2. BMS replacement	85,500	115,500
3. Complete (minor) remedial work to air handling systems	25,000	50,000
4. Remediate risk of electrocution from the electric immersion elements (completed)	1,000	2,000
5. Water quality analysis and assessment	6,000	6,000
6. Inspect brackets and ductwork above the 25m pool	2,000	4,000
7. Remediate outdoor air ventilation non-compliance	3,000	6,000
8. Implement automatic dosing control	10,000	20,000
9. Install hold-down bolts to splash-park tanks	500	1,500
10. Seismic review - all plant	3,000	6,000
11. Develop PPM programme	3,500	3,500
12. Compile as-built & O&M	3,500	3,500
13. Minor items including stock to be held of spares	10,000	50,000
TOTAL	398,600	613,600

PLANT & MECHANICAL

1



- Critical failures of facility causing prolonged service outages
- Health and safety risks to staff and customers
- Insufficient budget to perform required maintenance
- Reactive maintenance – conducting repairs when things break, inability to budget, and incurring ongoing service outages



- Napier Aquatic Centre Mechanical HVAC, Pool Heating and Filtration & Treatment Condition Survey. Jackson's Engineering (May 2021)
- Heat pump options report – Jackson's Engineering (May 2021)
- Napier Aquatic Centre – HVAC, Pool Water heating and F&T Plant – Dilapidation Risk Matrix (May 2021)



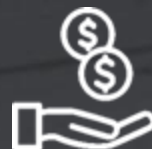
ELECTRICAL



Ensuring that the facility is safe, and reducing risk of unplanned electrical outages



- Safety review, and recommendations
- Switchboard and earthing review and recommendations
- Urgent repairs as identified during inspections
- Issues found related to age of facility and corrosion caused by aquatic environment



	From	To
1. Safety recommendations – Urgent and Priority A	25,000	50,000
2. Safety recommendations – Priority Band C		TBC
3. Switchboard and earthing recommendations – Urgent and Priority A	31,110	31,110
4. Switchboard and earthing recommendations – Priority Band C	20,340	20,340
TOTAL	76,450	101,450

 2

ELECTRICAL



- Electrocution
- Fire
- Unplanned outages



Direct Earth reports:

- Napier Aquatic Centre Earth Condition Report Aug 2021
- Napier Aquatic Centre Switchboard Report Aug 2021
- Safety Assessment Sheet Napier Aquatic Centre
- Allan's Pool #4 Sub Board
- Allan's Pool Main Switchboard
- Boilerboard
- DB2+Heating
- DB2
- Electrical Safety Survey Report for Napier Aquatic Centre
- Gym building
- Ivan Wilson Plant Room
- Main Board
- Main Switchboard Ivan Wilson
- MS3
- Pavilion
- Slides
- Spa Plant Room
- Switchboard and Sub Distribution Board matrix

3

STRUCTURAL – OLD POOL



Ensuring Old Pool is structurally compliant and safe



- Pool cladding, structure and pool water services condition report 2014
- Recommended 1.3 million of remedial works
- A number of deficiencies relating to the lack of an adequate vapour barrier and insulation, double glazed windows and effective acoustics
- Completed updated Detailed Seismic Assessment – 40% (Moderate risk) – is this sufficient for 10+ more years of use?



	From	To
1. Remedial work on Old Pool (adjusted 2014 estimates)	1,913,545	1,919,979

11. CONCLUSION & RECOMMENDATIONS

This report reaches much of the same conclusions as the 2011 report. Specifically, the Napier Aquatic Centre has a number of deficiencies relating to the lack of an adequate vapour barrier and insulation, double glazed windows and effective acoustics. However, we did not identify deficiencies that would require the building to be demolished in the short term.

Condensation was not apparent during our inspection, however we expect this to occur during colder winter months. It is clear from the presence of stained timber, rusting wire mesh and fixings that condensation and degradation is continuing to occur, albeit at a slower rate than would normally be expected in this situation. ***Degradation will continue to occur until a vapour barrier and insulation is installed.***

The proposed remedial work to the Napier Aquatic Centre has been estimated at current rates and prices as set out below.

No	Item	Rough Order of Cost Estimate
Option One		
1	Remedial works to roofing	\$138,669.00
2	*New high level ripplesound ceiling including alterations to central duct to enable new ceiling installation– 150mm Fibreglass insulation option	\$640,619.00
3	New Sto Degadur floor to Pool concourse	\$149,070.00
4	Replacement of existing single glazed windows to external wall with new double glazed units	\$142,157.00
5	Remedial works to Portal frame baseplates to Swimming Pool concourse	\$210,468.00
Option One Total		\$1,280,983.00*
Option Two		
1	Remedial works to roofing	\$80,278.00
2	New high level ripplesound ceiling including alterations to central duct to enable construction works – XPS50mm and Autex 50mm in lieu of 150mm Fibreglass insulation and different ceiling/wall junction detailing	\$693,863.00
3	New Sto Degadur floor to Pool concourse	\$149,070.00
4	Replacement of existing single glazed windows to external wall with new double glazed units	\$142,157.00
5	Remedial works to Portal frame baseplates to Swimming Pool concourse	\$210,468.00
Option Two Total		\$1,275,836.00*

Allowance for Professional fees and Development Costs

\$255,000.00

3

STRUCTURAL – OLD POOL



- Steel degradation due to condensation and lack of insulation



- Napier Aquatic Centre: Review of Detailed Seismic Assessment (DSA) – Old Lap Pool Building – BECA (Aug 2021)
- Napier Aquatic Centre: Pool cladding, structure & Pool Water Services – Outline Condition Report – BECA (FEB 2014)
- Napier Aquatic Centre: Pool cladding, structure & Pool Water Services – Outline Condition Report – BECA (FEB 2011)

4

ROOFASSESSMENT



Getting the 'top layer' weathertight to protect and prevent further damage to facility

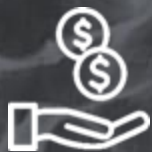


- Inspection found numerous issues from failed membranes, missing or incorrect flashings, incorrect or failed fastenings, poor standards of workmanship with original install or subsequent repairs, undersized gutters, areas of corrosion, gutter failures and issues with debris in gutters and catchments
- Scope of repairs
 - Scaffolding and shrink wrap of building
 - Remove asbestos soffits and fascia
 - Remove existing roofing
 - Carpentry to re-pitch roof
 - Install new Coorsteel roofing



4

ROOFASSESSMENT



1. Remediating roof

	From	To
1. Remediating roof	648,025	648,025



Continuing to have water ingress into facility at numerous points, damaging framing, cladding and equipment



- Napier Aquatic Centre: Visual Inspection of Roof – TURFREY (2 September 2021)
- NCC NAC Refurbishment Options Elemental Cost Estimate – DEAN & QUANE (27 September 2021)

5

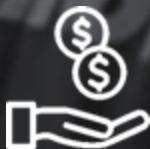
INTERNAL WALLS

?

Internal cladding and framing is seriously degraded due to 20 years of water ingress during cleaning



- Site Prep/Demolition/Protection of Services etc
- Concrete Nibs
- Construction of New Walls/Linings
- External Aluminium Joinery
- Internal Doors
- Strip Drain to Exterior Wall facing Splash Pad - 300mm wide



1. Remediation of internal walls

3,417,742

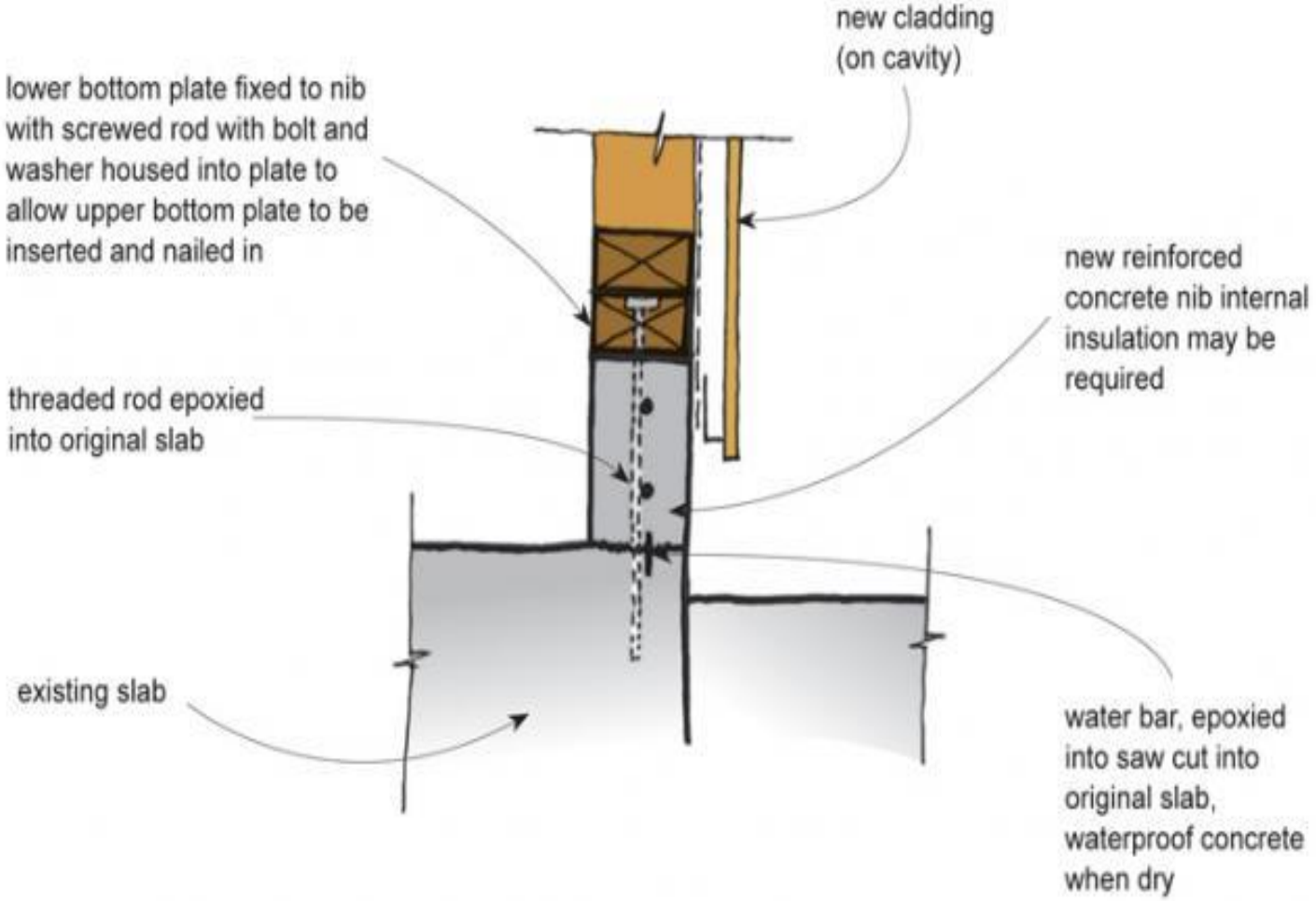
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INTERNAL WALLS



5

INTERNAL WALLS



5

INTERNAL WALLS



- Moisture in the bottom plates has eroded fixings in places, resulting in compromised structural integrity

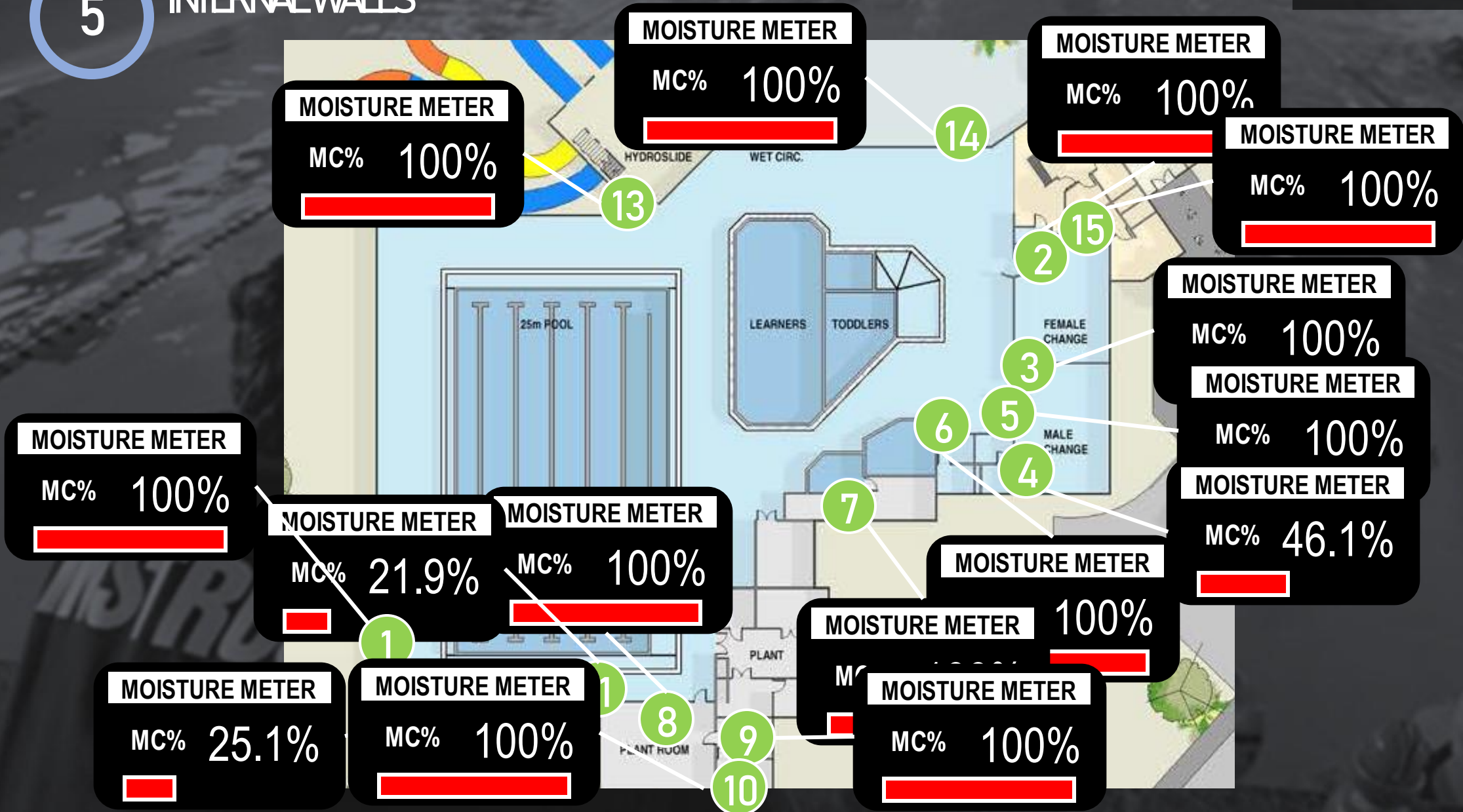


NCC – NAC Internal Wall Condition Assessment – Dean & Quane (June 2021)

NCC – NAC Concrete Nib Walls Scope of Works and Costings (June 2021)

5

INTERNAL WALLS



6

UPDATE VAN WILSON

?

- 23 year old facility in need of decent upgrade
- Design issues impacting operations and asset condition



- Refurbishment of male, female and family changing rooms – including flooring
- Incorporation of accessibility improvements from Barrier Free assessment
- Interior painting
- Acoustic ceiling panel replacement

6

UPDATE VAN WILSON



	From	To
1. Refurbishment of male, female and family changing rooms		236,515
2. Interior painting		196,041
3. Acoustic ceiling panel replacement		217,211
TOTAL		649,767



- Ceiling panels failing (again)
- Condition of changing rooms and cladding continuing to impact customer satisfaction and lose customers



NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)

6

UPDATE VANWILSON



7

UPDATE OLD POOL



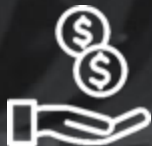
- Pool at end of life and in very poor condition
- Safety concerns with asbestos cladding
- Terrible acoustics making teaching environment difficult and impacting



- Refurbishment of male and female changing rooms
- Asbestos ceiling replacement
- Interior painting
- Flooring replacement – pool concourse
- Acoustic improvements



UPDATE OLDPOOL



	From	To
1. Refurbishment of male and female changing rooms		149,976
2. Asbestos ceiling replacement		311,983
3. Interior painting		50,371
4. Flooring replacement		85,503
TOTAL		597,833



- Asbestos condition deteriorating causing risk to customers and team
- Poor condition of facility continuing to impact customer experience and visitation



NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)

7

UPDATE OLD POOL



8

UPDATE GYM



- Utilisation of available space
- Improving level of service for partners and customers
- Increasing potential for additional users
- One of a few options for growth in visitation and revenue



- Upgrade male, female and accessible changing rooms



1. Refurbishment of male, female and family changing rooms

From

To

175,153

UPDATE GYM

8



- Facility and product offering let down by tired and out of date changing rooms
- Poor universal access – particularly with accessible bathroom
- Changing rooms a barrier for potential new customers and community groups



NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)

UPDATE ALLANS POOL

9



- Key facility for learn to swim for smaller kids
- Condition a barrier for potential customers
- Enable revenue growth



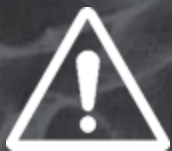
- Ceiling and wall lining replacement
- Male, female and staff changing room refurbishment



	From	To
1. Refurbishment of male, female and staff changing rooms		99,337
2. Ceiling and wall lining replacement		122,956
TOTAL		222,293

UPDATE ALLANS POOL

9



- Declining Swim School numbers
- Deteriorating facility



NCC NAC Refurbishment Options: Elemental Cost Estimate – Dean & Quane (Aug 2021)

UPDATE ALLANS POOL

9



SPMASSETRENEWALS

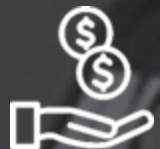
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Planning for renewal of components based on condition
Evidence-based approach to budgeting for renewals



- Visual assessment only
- Inform asset renewals budgets
- An indication of the condition of almost everything in the facility
- Some overlap between other items in list



1. Very poor
 2. Poor
- TOTAL

	From	To
		170,879
		622,447
		793,326

SPMASSETRENEWALS

10



- No planned asset maintenance and renewals
- Insufficient budget to address components as they reach poor condition or end of life



Summary Asset Management Plan: 400 – Onekawa Pool Complex – SPM (Aug 2020)

INSTRUCTOR

ACCESSIBILITY IMPROVEMENTS

11



Addressing existing barriers to use so that everyone can benefit from our facility



- Report focused on practically improving the accessibility and usage of the existing centre
- Will not lead to a universally accessible complex

Recommendations

- Implement the Flander's Road entrance to Allan's Pool as an accessible entry point
- Install new signage at reception and throughout facility
- Use colour contrasts and textured pathways for entry and navigation
- Install a lowered area at reception in compliance with NZS4121:11
- Install suitable hoists for access to pools and spa, and ensure proper training for staff
- Door upgrades including width of frame, effort required to open, accessible door hardware and glazing panes and kick plates
- Amend existing and construct new accessible changing and toilet facilities

ACCESSIBILITY IMPROVEMENTS

11



		From	To
1.	Implement the Flander's Road entrance to Allan's Pool as an accessible entry point	TBC	TBC
2.	Install new signage at reception and throughout facility	TBC	TBC
3.	Use colour contrasts and textured pathways for entry and navigation	TBC	TBC
4.	Install a lowered area at reception in compliance with NZS4121:11	incl	incl
5.	Install suitable hoists for access to pools and spa, and ensure proper training for staff	TBC	TBC
6.	Door upgrades including width of frame, effort required to open, accessible door hardware and glazing panes and kick plates	TBC	TBC
7.	Amend existing and construct new accessible changing and toilet facilities	incl	incl
	TOTAL (ballpark)	10,000	150,000

ACCESSIBILITY IMPROVEMENTS

11



Continuing to have people within our community that cannot benefit from our facility



Report on the Approachability, Accessibility and Usability of Aquatic Centre Maadi Road for Napier City Council: Nigel Mead Consulting (March 2021)

ACCESSIBILITY IMPROVEMENTS

11

“As an incomplete tetraplegic there are no hoist facilities in the old pool I use for walking rehab, there is a total lack of proper disabled changing facilities, family change rooms are not adequate, we need a complete new complex”

“Spa more accessible e.g ramp or lift seat that works. Instructions on how to operate lift seat and who can do this i.e member of the public, support staff?”

“We need a facility that has modern amenities for disabled people (like AC Baths in Taupo has)”

IMPROVEMENT PROJECTS

12



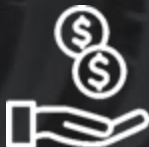
Undertaking projects to improve customer experience and address specific customer and team input



- Outdoor area refresh including shade, BBQs and playground
- Construct covered, all-weather outdoor eating area
- Redesign of reception and office space to:
 - improve customer flow
 - improve security
 - provide separation from aquatic environment,
 - Increase retail
 - increase and improve back office space

IMPROVEMENT PROJECTS

12



	From	To
1. Reception and office redevelopment	70,000	120,000
2. Construct covered, all-weather outdoor eating area (provisional sum)	80,000	120,000
3. Outdoor area refresh including shade, BBQs and playground	200,000	300,000
TOTAL	350,000	540,000



- Increasing community dissatisfaction with Napier Aquatic Centre
- Ongoing over-crowding issues at weekends



- Napier City Council SIL Research 2021 Aquatics Survey (Mar 2021)
- Napier Aquatic Centre Activity Management Plan 2021-31

IMPROVEMENT PROJECTS

12

Customers who were dissatisfied with this facility cited 'Old, rundown, needs upgrading' and 'Too small, overcrowded, more, larger pools needed' as the main reasons for their ratings. (SIL Research)

Great facility but too dominated by swimming clubs. Should have outdoor pool reinstated. Outside play area is a waste of space.

Outdoor is not a very inviting environment. Very 'dated'

You should reserve tables for the birthday parties and have more shade over them

Feeling safe with no gangs allowed

More indoor seating

Wouldn't choose this facility for fitness needs or birthday parties

Outside needs more shade

SUMMARY OF COSTS TO DATE

#	Item	Priority	From	To
1.	Plant and mechanical - urgent	Urgent	331,100	461,100
2.	Plant and mechanical - the rest	High	67,500	152,500
3.	Electrical - urgent & priority A	Urgent	56,110	81,110
4.	Electrical - other (not including safety review costs)	Medium	20,340	20,340
5.	Structural - Old Pool	High	2,066,629	2,073,577
6.	Roof Assessment	High	648,025	648,025
7.	Internal walls	High	3,417,742	3,417,742
8.	Update Ivan Wilson	High	649,767	649,767
9.	Update Old Pool	High	597,833	597,833
10.	Update gym	Medium	175,152	175,152
11.	Update Allan's Pool	High	222,293	222,293
12.	SPM Asset Renewals	High		793,326
13.	Accessibility improvements (provisional estimate)	High	10,000	150,000
14.	Improvement projects	High	350,000	540,000
15.	Contingency (20%)	High - required	1,722,498	1,996,552
			<u>10,334,988</u>	<u>11,979,318</u>

HOW DID WE GET HERE?



SUMMARY OF COSTS TO DATE

Provider	Service	Value (GST Exclusive)
BECA	Revised DSA Report	5,800
Direct Earth	Electrical Condition Assessment and urgent repair work	7,673
	Switchboard and Earth System Inspection	6,412
	Input into presentation	600
	TOTAL	14,685
Deane & Quane	Internal/External Wall Condition Assessment and QS Services	4,313
	QS Services - high level estimate for wall remediation works	2,224
	Further Investigation	4,499
		11,037
Turfrey	Roofing Condition Assessment	586
Jacksons Engineering	HVAC Condition Assessment	8,820
		\$40,928

Condition of facility not great

A large price tag already – with a lot more to discover

Urgent risks to service continuity

Large and complex project requiring master planning, project management

Enhanced maintenance required to manage asset to new horizon

Investment to upgrade will not address unmet community need or provide additional community benefit



1. PROVIDE AN UNDERSTANDING OF CONDITION, SCALE AND COMPLEXITY



2. GET CLEAR DIRECTION FOR ADDRESSING URGENT PRIORITIES



3. GET CLEAR DIRECTION FOR NEXT STEPS WITH REFRESH

NEXTSTEPS

