

7.2.1 WAVERLEY GYMNASTICS RECOVERY BATHS – APPROVAL SOUGHT FOR INCLUSION IN THE 2024/2025 CAPITAL WORKS PROGRAM

Responsible Manager:	Tony Oulton, Manager Active Monash
Responsible Director:	Russell Hopkins, Director Community Services

RECOMMENDATION

That Council

1. Notes the concept design for the recovery baths and the associated cost estimate as detailed in Attachment 1 & 2.
2. Notes the prior contribution of \$30,000 excl GST from the Waverley Gymnastic Centre, held in project C08019.
3. Approves an amount \$45,665 excl GST of Council funds to allow the project to be undertaken as part of the 2024/2025 capital works program.

INTRODUCTION

This report seeks Council endorsement and funding of the new project, Recovery Room Spa Bath Fit-Out, within the Waverley Gymnastics Centre's leased area of the Oakleigh Recreation Centre. Subject to Council approval, the project will be included in the 2024/2025 capital works program.

COUNCIL PLAN STRATEGIC OBJECTIVES

Inclusive Services

Renew our community assets to deliver contemporary services.
Deliver high performing services.

Enhanced Places

Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.

BACKGROUND & DISCUSSION

Originally this project was included as a potential element of the Oakleigh Recreation Centre (ORC) redevelopment, however, was removed during the value management phase. An area within the gymnastics facility was set aside at the time to allow for retrospective installation of ice baths and associated equipment should funding be forthcoming. An initial contribution of \$30,000 was received from Waverley Gymnastics Centre (WGC) in good faith toward the cost of the project and has been held by Council while the details and viability of the project were considered.

Shortly after the completion of the ORC redevelopment, it became apparent that WGC remained keen to pursue the installation of recovery baths and was willing to contribute additional funds

toward the cost of the project. Following a period of negotiation, an in-principle agreement was reached that would see Council proceed with the project on the basis that its total contribution would be capped at \$75,000 inclusive of project management, design costs and final cost plan to inform a decision. Following completion of an agreed design and cost plan, the parties expect the project to cost a total of \$226,000 inclusive of construction costs of \$166,665.

The project scope includes:

- Supply and installation of four Endless Ice Baths, each equipped with hot and cold-water capability.
- Supply and installation of an instantaneous electric hot water unit.
- Supply and installation of an ice machine.
- Associated mechanical and plant upgrades.

A total of \$26,000 was contributed by Council from operational funds during the 2023/24 year toward the design and development of the project. A further \$49,000 is therefore required from Council to fund its contribution to the construction of the project, noting that related funding of \$3,335 has been carried forward from the last year's capital works program. In this regard, a budget variation of \$45,665 is sought to fulfill Council's financial contribution to the project.

Further, as discussions had not progressed to a point where this project could be considered as part of the 2024/25 draft budget, endorsement is sought to include the project and its funding as a new capital project for 2024/25.

The WGC has previously provided \$30,000 for this project, which is currently in over-hold and recorded as a carry forward for project C08019. Based on the quantity surveyor's report, WGC will be required to contribute an additional \$121,000 toward the cost of the project. As part of the agreement, WGC will also be fully responsible for all project cost over-runs and all maintenance and on-going costs of the infrastructure. WGC has committed to this contribution in writing and is keen for the project to proceed.

FINANCIAL IMPLICATIONS

A concept plan has been developed and agreed upon with the WGC and cost estimates have been provided.

The cost plan estimates the total project cost including costs incurred to date at \$226,000.

\$26,000 in costs were incurred as part of the 2023/24 fiscal year through the design development and documentation stage. In addition to the \$30,000 being held on behalf of WGC, \$3,335 of Council funding was also carried forward from the 2023/24 fiscal year into the current capital works program. As a result, a budget variation of \$45,665 is required to enable Council to fulfill its contribution toward the project.

POLICY IMPLICATIONS

The project is also cognisant of and aligned with relevant Monash strategies and plans, including but not necessarily limited to:

- Council Plan 2021-2025
- Municipal Public Health Plan 2021-2025
- Active Monash Capital Works Prioritisation Framework 2018
- Active Monash Vision.

Combined, these policies, plans, and strategies highlight the key priorities and areas of focus for Council, which focus on improving the health and well-being of the community through the provision of -

- safe and inclusive places;
- accessible and engaging activities and services; and
- opportunities for all members of the Monash community to be physically active and participate in community life.

CONSULTATION

The WGC has been heavily engaged with Council's Recreation and Capital Works teams in developing the project scope and concept design to ensure that the outcome meets the end users' expectations.

SOCIAL IMPLICATIONS

Once constructed, the project will enhance social connectedness and community well-being by providing improved facilities at the Oakleigh Recreation Centre.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.


GENDER IMPACT ASSESSMENT

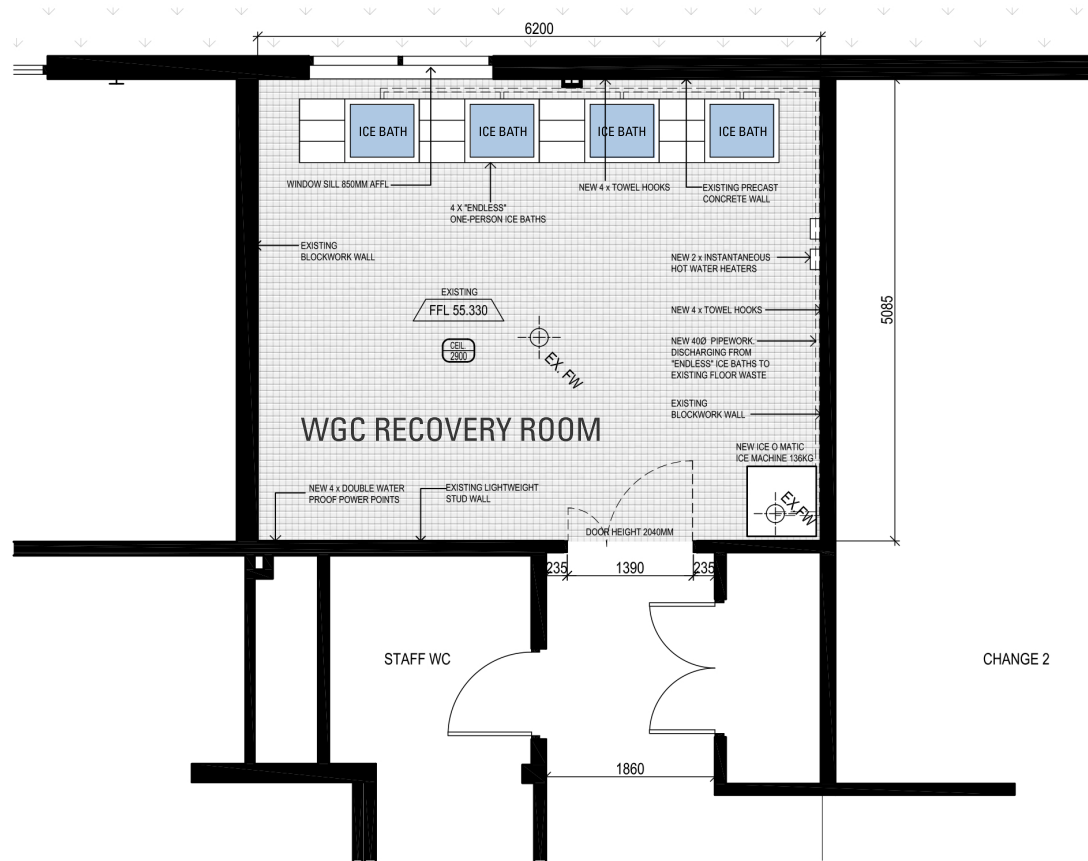
A GIA was not completed because this policy/program/service does not have a 'direct' and 'significant' impact on the community.

CONCLUSION

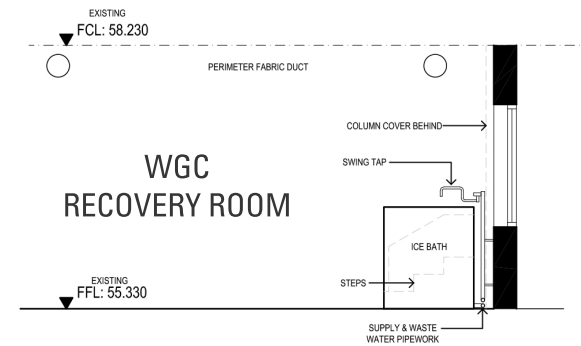
This project has been an item of discussion and negotiation with relevant stakeholders for some time, and officers seek Council endorsement for the project and its associated expenditure of \$45,665 to be added to the 2024/25 capital works program.

ATTACHMENT LIST

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1. Attachment A - Concept Design [7.2.1.1 - 1 page]
 2. Attachment B - QS Cost Plan [7.2.1.2 - 8 pages]



GROUND FLOOR PLAN
SCALE - 1:50



SECTION A
SCALE - 1:50

PEDDLE THORP

Northbank Place East
Level 1, 525 Flinders St
Melbourne VIC 3000
Australia

P +61 3 9923 2222
F +61 3 9923 2223
E info@pta.com.au
W www.pta.com.au

ACN 006 975 668

WGC RECOVERY ROOM
OAKLEIGH RECREATION CENTRE

PROJECT NO:
3-23-0008

REASON FOR ISSUE:
CONCEPT

GROUND FLOOR PLAN
"ENDLESS" ONE PERSON PORTABLE ICE BATHS

REVISION:
B

DATE:
05.03.2024

SCALE:
1:50 @ A3

DRAWING NO:
SK001



Summary

Cost Options - R9

Monash City Council
Oakleigh Recreation Centre - Recovery Room

making the **difference**

Summary



Monash City Council Oakleigh Recreation Centre - Recovery Room					Cost Options - R9
Item	Description	Quantity	Unit	Rate	Total (AUD)
1	Oakleigh Recreation Centre				
2	WGC Recovery Room				
3	Indicative Cost Plans				
4	15/04/2024				
5					
6	Notes / Exclusions				0
7					
8	Endless Portable Ice Bath (fill & dump Option) to WGC recovery room				
9	Building Works	32	m2		12,440
10	Services	32	m2		94,110
11					
12	Subtotal				106,550
13					
14	Preliminaries and margin				15,983
15	Design Contingency	10	%		12,253
16	Cost Escalation to tender				9,435
17	Cost Escalation during construction				4,697
18	Subtotal				148,918
19					
20	Construction Contingency	15	%		22,338
21	Professional Fees	15	%		25,688
22	Accessibility performance solution by DDA				N/A
23	Authority Fees & Charges				Excluded
24	Loose Furniture, Fittings and Equipment (FF&E)				Excluded
25	Council internal costs				3,056
26					
27	Total (Ex GST)				200,000



Detail

Cost Options - R9

Monash City Council
Oakleigh Recreation Centre - Recovery Room

making the **difference**

Detail



Monash City Council Oakleigh Recreation Centre - Recovery Room		Cost Options - R9			
Item	Description	Quantity	Unit	Rate	Total (AUD)
	Notes / Exclusions - Elemental Summary				
6.1	COST PLAN NOTES				
6.2	Cost plan assumes a competitively bid tender process to 4 or more suitably sized contractors		note		
6.3	Estimates have been provided for Mechanical, Electrical and Hydraulic Services by Turner & Townsend unless otherwise indicated.		note		
6.4	DOCUMENTATION				
6.5	Drawings				
6.6	Cost plan is based on the following drawings provided prior to Cost Plan A issue:		note		
6.7	Architectural				
6.8	Architectural drawings from Peddle Thorp received on 28/02/2024		note		
6.9	Aquatics scope from Hydrautech on 1/03/2024		note		
6.10	Services scope by Waterman received on 28/02/2024		note		
6.11	EXCLUSIONS				
6.12	Goods & Services Tax (GST)		note		
6.13	Authority Fees & Charges		note		
6.14	Removal of asbestos or other hazardous materials		note		
6.15	Adverse soil conditions incl. rock excavation, soft spots		note		
6.16	Removal and disposal off site of contaminated soil		note		
6.17	Staging Costs		note		
6.18	No allowance for demolition of facade, roof for access for spas other than doorway		note		
6.19	No allowance for upgrade of existing electrical / power supply to area		note		
6.20	Land, legal, marketing and finance costs		note		
6.21	Planning professional fees and permit fees		note		
6.22	Diversion / relocation of existing in ground services		note		
6.23	Cost Escalation beyond cost plan allowance		note		
6.24	Out of hours work		note		
6.25	Public Art		note		
6.26	Audio Visual and IT equipment		note		
6.27	Blinds, Curtains or Drapes		note		
6.28	Items noted as EXCLUDED in the cost plan		note		

Detail



Monash City Council		Cost Options - R9			
Oakleigh Recreation Centre - Recovery Room					
6.29	No allowance for plant and equipment - costs based on 'fill and dump' method		note		
6.30	No allowance for works outside of Recovery room		note		
6.31	Loose Furniture, Fittings and Equipment (FF&E)		note		
	Total - Notes / Exclusions				0

Detail



Monash City Council Oakleigh Recreation Centre - Recovery Room		Cost Options - R9			
Item	Description	Quantity	Unit	Rate	Total (AUD)
	Building Works - Elemental Summary				
9.1	Building Works				
9.2	<u>Ceiling Finishes</u>				
9.3	Allow for 9mm villaboard ceiling including paint	32	m2	200.00	6,400
9.4					
9.5	<u>Doors & Windows</u>				
9.6	Maintain existing entry doors - install new 600x450 Door grille	1	no	1,000.00	1,000
9.7					
9.8	<u>Fitments/ Hydraulics</u>				
9.9	Allow for towel hooks	8	no	200.00	1,600
9.10					
9.11	<u>Demolition and refurbishment</u>				
9.12	Allow for bins / disposal	Allow			2,000
9.13	Demolish existing plasterboard ceiling including removal of debris	32	m2	45.00	1,440
	Total - Building Works				12,440

Detail



Monash City Council				Cost Options - R9	
Oakleigh Recreation Centre - Recovery Room					
Item	Description	Quantity	Unit	Rate	Total (AUD)
	Services - Elemental Summary				
10.1	<u>Spa & Ice Machine</u>				
10.2	Allow for Supply and mounting in position 4 x Endless Ice Baths (can be either hot or cold).	4	no	6,400.00	25,600
10.3	-EO for swing taps / Cascade pot filler wall including transport, labour, fixings, etc	4	no	2,340.00	9,360
10.4	Allow for Supply and installation of ice machine to previous specification.	1	no		10,200
10.5	<u>Mechanical Services</u>				
10.6	Allow for removing the existing supply air grilles and duct serving the room and blank off connections from the existing AC unit that is located in another area that currently services the room.	1	item	3,500.00	3,500
10.7	Allow for new wall mounted split AC to room (7kw) with local controller. Outdoor unit located adjacent outside on wall or on the ground.	1	item	10,000.00	10,000
10.8	Allow for new axial exhaust fan in ceiling space (300 L/s), outside air exhaust louvre, 2x ceiling exhaust air grilles above ice baths and local on/off switch.	1	item	3,500.00	3,500
10.9	<u>Electrical Services</u>				
10.10	Allow for power supply	1	item	3,000.00	3,000
10.11	Allow for Reinstallation of lights, smoke detectors, speakers and emergencies as per the original installation.	1	item	5,000.00	5,000
10.12	<u>Hydraulics services</u>				
10.13	Domestic hot and cold water supplies from heater units to spa pools and drain connections to floorwaste [incl extend drain above floor]	Allow			15,000
10.14	- connect spa drains to existing FW	Allow			Included
10.15	New instantaneous hot water units	2	no	1,975.00	3,950
10.16	- extend gas service pipe	Allow			N/A
10.17	Fire services - adjust existing concealed smoke detector to suit new mech plant	Allow			N/A
10.18	Builder work - new penetrations for services	Allow			5,000
10.19	- No allowance to cut, remove and replace floor slab for hydraulics works		note		Excluded
10.20	Wheelchair lift	Future			Excluded
	Total - Services				94,110

Detail



Monash City Council Oakleigh Recreation Centre - Recovery Room		Cost Options - R9			
Item	Description	Quantity	Unit	Rate	Total (AUD)
	Services				
	Allow for Supply and installation of ice machine to previous specification.				
10.4.1	Ice o matic ice machine	1	no	9,000.00	9,000
10.4.2	- connect ice machine to existing water valve	Allow			1,200
	Total - Allow for Supply and installation of ice machine to previous specification.				10,200
	Total - Services				94,110