



Succeeding
Together

AQUA LIFE CENTRE

BUILDING CONDITION ASSESSMENT AND STRATEGIC ASSET REVIEW



DRAFT

April 2019

18-033



TOWN OF
VICTORIA PARK

Distribution and Revision History

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Limitations of this Report

This document has been prepared for use by the Town of Victoria Park in accordance with the agreement between the Town of Victoria Park and NS Advisory Pty Ltd. This agreement includes constraints on the scope, budget and time available for the services. The consulting services and this document have been completed with the degree of skill, care and diligence normally exercised by members of the building condition assessment profession performing services of a similar nature.

NS Advisory Pty Ltd derived the data in this report primarily from client provided information, data collected from our site inspection, SPM Asset Software and other information available to NS Advisory Pty Ltd, at the time of the report. Given the level of information available, the financial aspects of this report could be considered as high level, order of magnitude, estimates only. The passage of time, manifestation of latent conditions or impacts of future events may require further exploration at the site and subsequent data analysis, and re-evaluation of the findings, observations and conclusions expressed in this report.

We believe the information and advice provided to be correct as at the time of survey. This document has not been prepared for use by parties other than the Town of Victoria Park. It may not contain sufficient information for the purposes of other parties or for other uses.

Where appropriate, NS Advisory Pty Ltd have provided estimates to rectify PQS and building maintenance defects throughout the asset. We recommend the Town of Victoria Park satisfies themselves in this regard through a qualified building inspection report and quote, if considered necessary.

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CONTENTS

Glossary	1
1. Condition Assessment	3
1.1 Building Description	3
1.2 Building Appraisal	3
1.3 Building Condition	3
1.4 Building Expenditure	5
1.5 Building Maintenance	6
1.6 Components in Poorer Condition	8
1.7 Building Financial Summary	12
2. Strategic Asset Review	13
2.1 Accessibility	13
2.2 Safety	13
2.3 Functionality/Fit for purpose	13
2.4 Usage	14
2.5 Modernisation	15
3. Recommendations	15

Attachments:

Appendix A – Marked Up Floor Plans

Glossary

Asset Management Plan: The AMP is a report that summarises the end outcomes of the asset planning process. It documents the current and projected asset status and considers options to achieve strategic objectives through using asset solutions.

Asset Register: A record of asset information including some or all of; inventory, historical, service, financial, condition, construction, technical and financial information about each asset.

Base Life: The physical life of a building component expected considering its local environment. The life is measured from time of installation to time of its anticipated replacement, renewal or disposal.

Capital Expenditure (Capex): Expenditure used to create new assets (through addition or renewal) or to increase the capacity of existing assets beyond their original design capacity or potential. Capex increases the value of asset stock.

Component: The specific asset at the lowest level of detail, i.e. solid door, aluminium window, etc. Components are broken down into three categories; Component Group, Component Type and Component.

Component Group: High level categorisation of a component, i.e. Exterior & Sundries, External Fabric, Mechanical Services, Interior Finishes, etc.

Component Type: Mid-level categorisation of components that fit under Component Group, i.e. Floor Coverings, Air-Conditioning, Fixtures & Fittings, etc.

Component Criticality: This is the measure of the relative importance of a building component by identifying which components are more critical to the building. Criticality factors include; Likelihood of failure, risk to service delivery, appearance, health and safety impacts.

Condition: The state of an asset or component at a particular time.

Condition Assessment: Periodic inspection, measurement and interpretation of the resultant data of a specific component so as to determine the need for some preventative or remedial action. Condition is graded from condition grades of 1 (excellent) to 5 (end of life).

Condition Grade Index (CGI): Condition Grade Index is the combined weighting of the assessed components in relation to their stated condition. The index value gives a structural overview of the condition of replaceable components and is utilised in production of various lifecycle programs. A structure that has a low CGI value will require less capital works in comparison to a structure with a higher CGI value.

Critical Assets: Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than non-critical assets.

Capital Replacement Value (CRV): The cost to replace the structure, which is a combination of the Gross Replacement Cost and the Residual Structural Value. Cost is expressed in today's (2018) dollar value.

Depreciated Replacement Cost (DRC): The replacement cost of an existing asset less an allowance for wear or consumption having regard for the economic life of the existing asset. Cost is expressed in today's (2018) dollar value.

Economic Life: The total useful life of a building component based on its Level of Service. The life is measured from time of installation to time of its expected replacement, renewal or disposal.

Gross Replacement Cost (GRC): The identified cost of the assessed assets and components that are to be replaced within the lifespan of the building structure. Cost value does not include the Residual Structural Value (RSV). Cost is expressed in today's (2018) dollar value.

Key Performance Indicators (KPI): A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.

Level of Service: The defined service quality for a particular activity or service area against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost.

Lifecycle: The cycle of activities that an asset (or facility) goes through while it retains an identity as a particular asset i.e. from planning and design to decommissioning or disposal.

Lifecycle Cost: The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation, and disposal costs. Cost is expressed in today's (2018) dollar value.

Lifecycle Cost Analysis: Any technique which allows assessment of a given solution, or choice from among alternative solutions, on the basis of all relevant economic consequences over the service life of the asset. Cost is expressed in today's (2018) dollar value.

Maintenance: All actions necessary for retaining an asset as near as practicable to its original condition but excluding rehabilitation or renewal.

Operation: The active process of using an asset or service that consumes resources such as manpower, energy, chemicals and materials.

Planned Maintenance: Planned maintenance activities fall into three categories: i) Periodic – necessary to ensure the reliability or to sustain the design life of an asset. ii) Predictive – condition monitoring activities used to predict failure. iii) Preventative – maintenance that can be initiated without routine or continuous checking and is not condition based.

Property Quality Standard (PQS): A desired level of performance, measured by pre-defined factors, relating to an overall characteristic of a property portfolio.

Remaining Life (Assessed): The remaining life (measured in number of years) of a building component as assessed by a property surveyor, e.g. carpet has an assessed remaining life of 10 years.

Remaining Life (calculated): The remaining life (measured in number of years) of a building component as calculated by an analysis considering deterioration, functionality and utilisation.

Renewal: Works to upgrade, refurbish or replace existing assets with assets of equivalent capacity or performance capability using Capex.

Replacement: The complete replacement of an asset that has reached the end of its life.

Residual Structural Value (RSV): The difference between the CRC and the replacement cost sum of the assessed components (GRC). Refers to components that are not able to be replaced through lifespan of asset, i.e. concrete foundation slab, concrete support columns, etc. Cost is expressed in today's (2018) dollar value.

Useful Life: The period over which the depreciable asset is expected to be used.

1. CONDITION ASSESSMENT

1.1 BUILDING DESCRIPTION

The Aqua Life Centre is a split-level aquatic facility featuring an internal 25m, leisure pool, hydrotherapy pool, spa and sauna and an external 50m pool. In addition to this, the facility features a gymnasium, crèche, multi-purpose aerobics room and external club rooms.

Table 1 below provides a general breakdown of the Aqua Life Centre through the undertaken building condition and performance assessment.



Table 1

Building Category & Type – Property Information			
Asset ID:	BD_074	Facility Classification:	Sporting Facility
Address:	42 Somerset St East Victoria Park		
Survey Date:	14 - 20/03/2019	Floor Area (m ²):	4,918
Construction Year:	Main facility - 2006 Outdoor 50m pool - 1965	No. Assessed Components:	1,296
No. Property Records:	66	**GRC of Assessed Components:	\$6,048,174
*Capital Value:	\$17,649,302	DRC of Asset:	\$12,035,483
Residual Structure:	\$11,601,128	Condition Grade Index (CGI):	2.34

* Based on 2016 Financial Year ToVP Land and Buildings Valuation.

** Our best efforts have been made on inspection to correctly identify, quantify and condition grade each renewable component. However, some areas, such as external paving, cladding and painting, have been estimated due to the accessibility of individual components. We note that we are not experts in regard to pool infrastructure and have identified, where possible, pool plan such as filtration systems, pumps and tanks.

1.2 BUILDING APPRAISAL

Through the condition and performance assessments undertaken on the building, it is seen that the building is in moderate condition.

In total, there are 1,296 assessed components, consisting of 164 unique components, which have been identified against the building, i.e. a component can have multiple assets within a building. The Gross Replacement Cost (GRC) across the Aqua Life Centre is \$6,048,174 (assets/components that will need to be replaced during the optimal lifespan of the building).

1.3 BUILDING CONDITION

The overall condition of the visually-assessed components within the building asset is seen to be in a good condition, with 59% (by value - \$3,588,139) seen to be in a good condition, whilst approximately 4% of the assessed components (by value - \$241,116) being identified to be in a poor or very poor condition overall, as illustrated in Table 2 below.

Table 2

Component Group – Component Condition						
Component Group	C1 (Very Good)	C2 (Good)	C3 (Moderate)	C4 (Poor)	C5 (Very Poor)	Total
Exterior & Sundries	\$3,500	\$450,301	\$962,070	\$43,860	\$60	\$1,459,791
External Fabric	\$0	\$879,202	\$149,179	\$84,482	\$3,553	\$1,116,416
FPE-Other Equipment	\$0	\$14,760	\$15,255	\$7,800	\$0	\$37,815
FPE-Electrical Services	\$0	\$399,164	\$104,506	\$0	\$0	\$503,670
FPE-Fire Services	\$0	\$35,707	\$26,689	\$0	\$0	\$62,396
FPE-Mechanical Services	\$234,000	\$520,951	\$190,921	\$6,048	\$6,477	\$958,397
FPE-Security Services	\$0	\$106,996	\$984	\$0	\$0	\$107,980
FPE-Water Services	\$0	\$83,616	\$55,374	\$2,232	\$0	\$141,222
Hazardous Materials	\$0	\$13	\$2	\$0	\$0	\$15
Interior Finishes	\$79,730	\$923,429	\$396,709	\$80,193	\$6,411	\$1,486,472
FPE-Lift/Hoist	\$0	\$174,000	\$0	\$0	\$0	\$174,000
Total	\$317,230	\$3,588,139	\$1,901,689	\$224,615	\$16,501	\$6,048,174

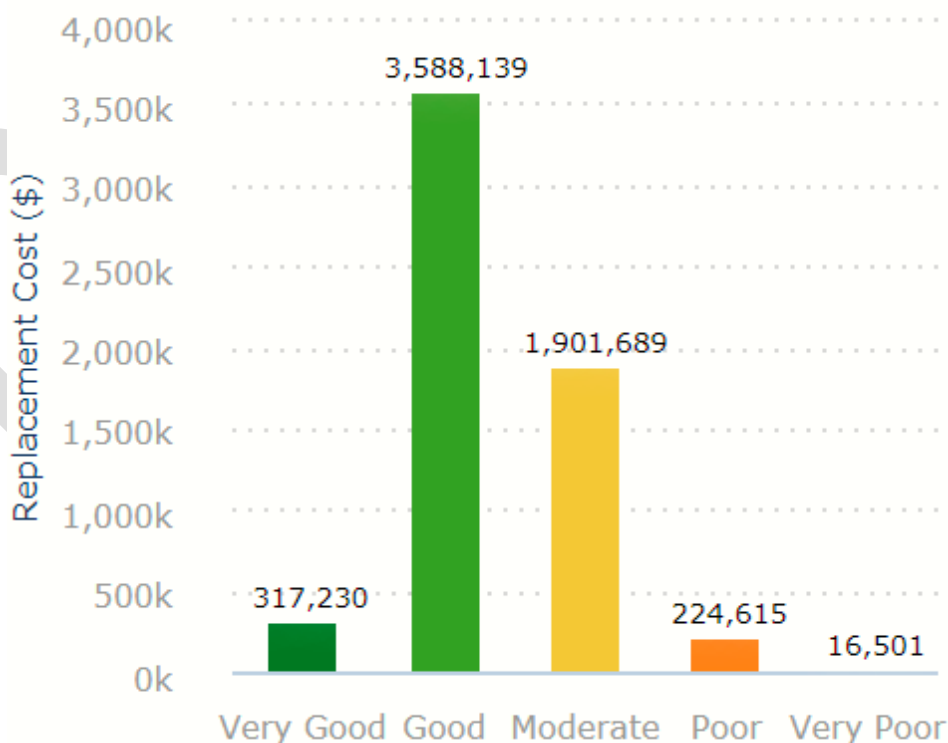


Figure 1 – Overall Condition Grading

1.4 BUILDING EXPENDITURE

Through the condition assessment survey undertaken and the lifecycle forecast extracted from the SPM Asset software database, a forecasted \$5,039,010 of renewals/replacements of the visually-assessed components is seen to be required over the next 15-year period.

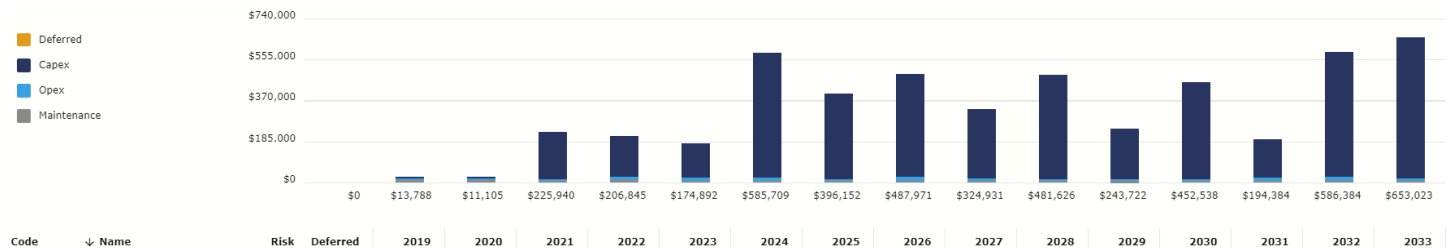
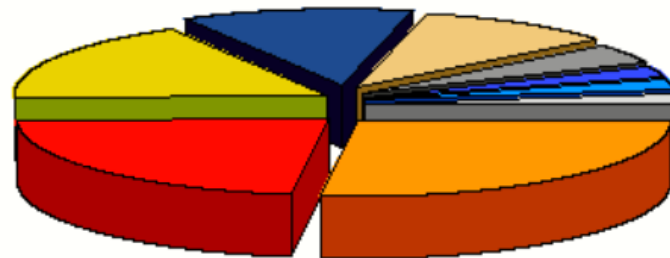


Figure 2 – Overall Building Expenditure (Next 15 Years)

Figure 2 above identifies the raw export from the SPM application over the next 15 years, whilst Table 3 below identifies the exact figures (not inclusive of maintenance issues) that are required over different time intervals.

Table 3

Period	Total	Yearly Average
5 Years (2019-2023)	\$632,570	\$126,514
10 Years (2019-2028)	\$2,908,959	\$290,896
15 Years (2019-2033)	\$5,039,010	\$335,934
20 Years (2019-2038)	\$6,417,444	\$320,872



Comp. Group	Count	Cost	Percentage
Exterior & Sundries	46	\$ 1,149,641	27%
Fpe-mechanical Services	64	\$ 956,657	22%
Interior Finishes	389	\$ 732,038	17%
External Fabric	22	\$ 511,913	12%
Fpe-electrical Services	245	\$ 433,470	10%
Fpe-lift/hoist	1	\$ 174,000	4%
Fpe-security Services	36	\$ 107,980	3%
Fpe-water Services	90	\$ 98,202	2%
Others	136	\$ 90,866	2%
Total	1029	\$ 4,254,767	100%

Figure 3 – Building Renewal Components

Figure 3 above shows all associated components by component group that make up the forecasted renewals over the next 15 years. Of the forecasted renewals stated it relates to only \$4,254,767 of components, meaning that some identified components will require replacement on more than one occasion over the 15-year period.

Of the identified components required to be replaced over the next 15 years, it can be seen that 17% is associated with 'interior finishes' components whilst 37% are associated with services components.

Figure 4 below shows the forecasted condition of the building over the next 15 years, as seen by the black line which indicates the overall Condition Grade Index (CGI) of the assessed building asset at that point in time based on the assigned base life, criticality factors, and the unit rates of the assessed individual building components.

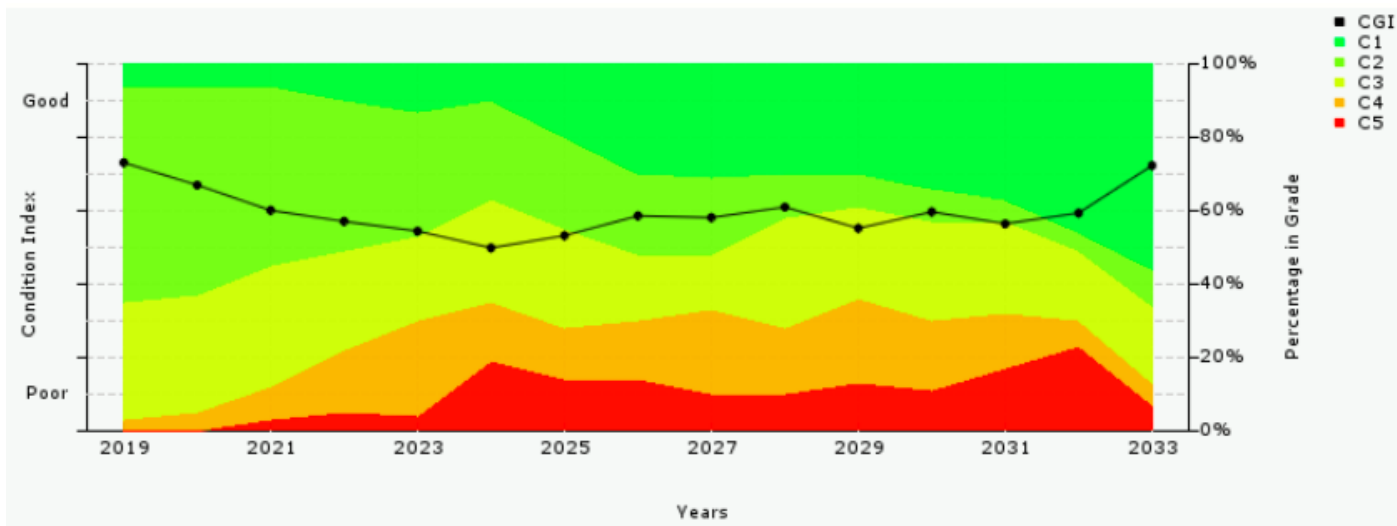


Figure 4 – Forecast Condition over the Next 15 Years

Figure 5 below shows the forecasted condition of the building over the next 15 years, as seen by the black line which indicates the overall Condition Grade Index (CGI) of the assessed building asset at that point in time based no individual component upgrades or maintenance undertaken.

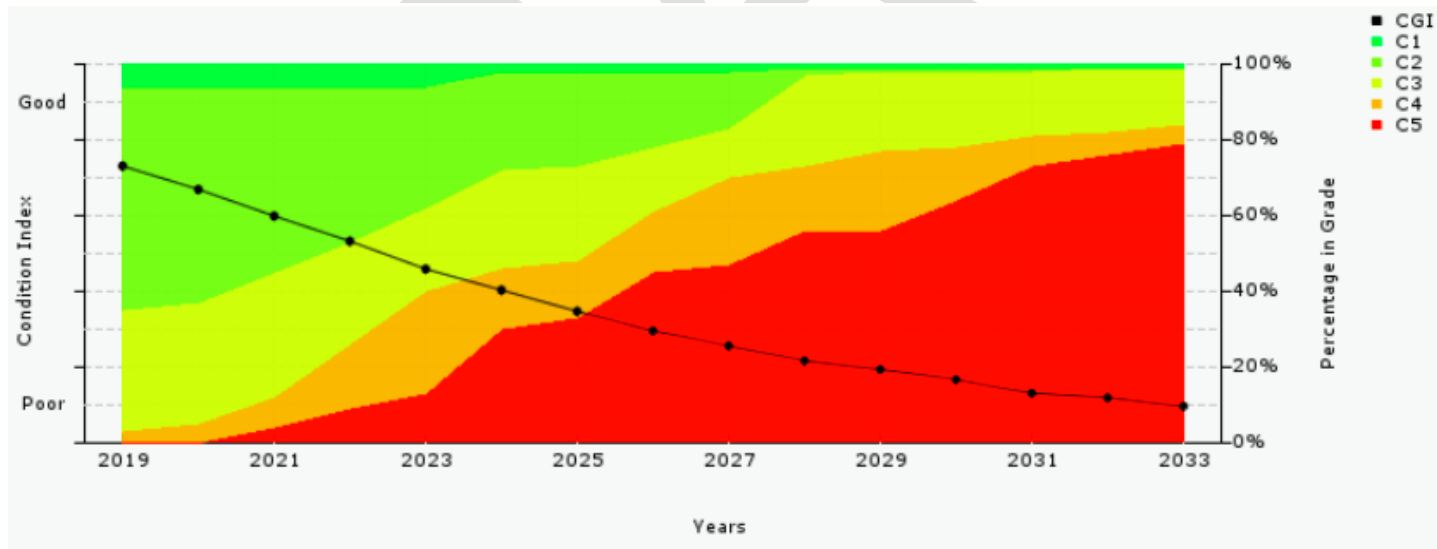


Figure 5 – Forecast Condition over the Next 15 Years (No building maintenance)

1.5 BUILDING MAINTENANCE

Defects are identified non-critical reactive maintenance tasks that have been identified through the assessment period. These defects are items that should be rectified, however they are not posing a risk to the functionality of the facility or to the users of the building asset itself.

Identified instances where immediate action is required to address any safety risks that have been observed within the assessment period, have been directly communicated to the Town of Victoria Park at the time of the assessment.

Table 4

Identified General Maintenance Defects			
Property Code	Room Name	Comment	Cost
BD_074	Aqua Life External	Gutter/downpipe rusting outside hydrotherapy pool	\$500
BD_074	Aqua Life External	Broken PVC down pipe near school entrance.	\$100
BD_074	Aqua Life External	Fence bending to south west corner. Suggest quote.	Quote
BD_074	Aqua Life External	Gate to crèche playground is loose. Kids could get in or out.	\$250
BD_074	Aqua Life External	Leaking roof above 8 hot water units near playground. Quote.	Quote
BD_074	Aqua Life External	Softfall tiles in crèche courtyard appears to be warped from weather. Suggest quote to replace with uniform Softfall surface similar to playground area.	Quote
BD_074	Aqua Life External	Crèche staff fill gap between colourbond fencing and courtyard with sand. Area may require fence extension to grass.	Quote
BD_074	Aqua Life External	Bore water stains to gym elevation. Suggest Quote.	Quote
BD_074-GF-03	Aqua Life - Reception	Ceiling paint to small room with distribution switchboards	\$150
BD_074-GF-05	Aqua Life - Dry Cafe	Paint peeling above awning	\$250
BD_074-GF-06	Aqua Life - Dry Kisok	Tear in vinyl flooring	\$250
BD_074-GF-07	Aqua Life - Kitchen	Plaster patch and paint to dry store. Room is not painted.	\$500
BD_074-GF-10	Aqua Life - Main Pool Deck	16 of 32 Fluorescent lights near spa/steam room not working	\$3,000
BD_074-GF-12	Aqua Life - Male Change	Manhole cover removed. 1 shower not operational as a result.	\$100
BD_074-GF-13	Aqua Life - Female Change	Chipped plaster	\$100
BD_074-GF-21	Aqua Life - Hydrotherapy Pool	Damage to wall between toilets. Patch and paint	\$250
BD_074-GF-21	Aqua Life - Hydrotherapy Pool	Rusting door frame to plant room	\$250
BD_074-GF-22	Aqua Life - Female Change	Entry door screws coming away from hinge. Maintenance item less than \$25.	Quote
BD_074-GF-22	Aqua Life - Female Change	Internal door frame has been cut.	\$500
BD_074-GF-26	Aqua Life - Female Change Room	Single mirror is marked	\$200
BD_074-GF-27	Aqua Life - Male Change Room	2 x missing hooks.	\$80
BD_074-GF-28	Aqua Life - Disabled WC	Water/rusting damage under sink. Suggest quote to establish cause.	Quote
BD_074-GF-28	Aqua Life - Disabled WC	Marked walls from metal chair	\$100

Identified General Maintenance Defects

Property Code	Room Name	Comment	Cost
BD_074-GF-30	Aqua Life - Corridor	Water damage to plastered wall at male change entrance.	\$500
BD_074-GF-30	Aqua Life - Corridor	Water damage to plasterboard near emergency exit.	\$500
BD_074-GF-30	Aqua Life - Corridor	Advised often slippery floor at lockers in front of disabled WC as swimming patrons often use this area to change. Potentiall6 consider alternate flooring.	Quote
BD_074-GF-31	Aqua Life - Kitchen	Marked walls.	\$200
BD_074-GF-32	Aqua Life - Stairs	Marked tiles under drink station	\$250
BD_074-GF-33	Aqua Life - Multi Purpose Room (inc. Store)	Painting appears unfinished in store room	\$500
BD_074-GF-33	Aqua Life - Multi Purpose Room (inc. Store)	Missing ceiling panel to store	\$100
BD_074-GF-33	Aqua Life - Multi Purpose Room (inc. Store)	Whole in plasterboard to north east wall	\$150
BD_074-GF-33	Aqua Life - Multi Purpose Room (inc. Store)	Ceiling appears to be leaky/stained panels to north west corner of room. Suggest quote/further investigation.	Quote
BD_074-GF-33	Aqua Life - Multi Purpose Room (inc. Store)	Marked walls in several areas. Suggest quote.	Quote
BD_074-GF-39	Aqua Life - First Aid	Suggest phone line for this room in case of emergency.	\$250
BD_074-GF-42	Aqua Life -Male Toilets	Plaster patch and paint	\$250
BD_074-GF-43	Aqua Life - Female Toilets	Manhole cover removed. 1 shower not operational as a result.	Quote
BD_074-LGL-36	Aqua Life - Gym/Weights Room	Chipped plasterboard in many areas	Quote
BD_074-LGL-36	Aqua Life - Gym/Weights Room	Orientation of reception desk should be facing gym. Security issue, patrons able to view sensitive information.	Quote
BD_074-LGL-36	Aqua Life - Gym/Weights Room	Security issue - automated double gym entry doors with swipe membership for access. No card/no entry	Quote
Total			\$9,280

*Note – NS Advisory are not Quantity Surveyors and we recommend any Project Costs provided in Table 4 above should be accurately scoped and costed by an appropriately qualified professional(s).

1.6 COMPONENTS IN POORER CONDITION

Assessed components that are identified to be in a poorer condition are required to be evaluated and a point of Council intervention will be determined. This stance on components in a poorer condition is based upon the Asset Standard that has been adopted by Council, in which no component is to be in a very poor condition (C5 assessed condition) from which

any component in poorer condition should be reviewed. Components assessed to be in a poor to very poor condition (C4 or C5 assessed condition) are contained in Table 5 below.

Table 5

Assessed Components – Poor to Very Poor Condition (C4 - C5)				
Property Code	Component Type	Component	C4 / C5	GRC
BD_074	External Walls	Paint Finish	C4	\$5,940
BD_074	Roof	Downpipes - Metal	C4	\$480
BD_074	Roof	Guttering - Metal	C4	\$2,120
BD_074	Roof	Guttering - Metal	C4	\$3,604
BD_074	Roof	Roofing - Metal	C4	\$47,700
BD_074	Roof	Roofing - Metal	C4	\$9,000
BD_074	Windows & Doors	Paint Finish	C4	\$1,920
BD_074	Windows & Doors	Window - Metal Framed	C4	\$11,569
BD_074	Fences/Gates	Gate - Metal	C4	\$2,820
BD_074	Swimming Pools	Pool - Structure	C4	\$41,040
BD_074	Ceiling Finishes	Paint Finish	C4	\$360
BD_074	Ceiling Finishes	Plaster Board	C4	\$468
BD_074	Interior Walls	Window - Timber	C4	\$616
BD_074	Ventilation and Exhaust	Return Air Fan - Axial	C4	\$2,106
BD_074	Ventilation and Exhaust	Return Air Fan - Axial	C4	\$702
BD_074	Windows & Doors	Solid-Core Door	C5	\$3,553
BD_074-FF-65	Wall Finishes	Paint Finish	C4	\$2,010
BD_074-FF-65	Wall Finishes	Plaster Finish	C4	\$2,100
BD_074-FF-65	Heating System	Hot Water Unit - Electric (Domestic)	C4	\$1,620
BD_074-FF-66	Ceiling Finishes	Suspended Panel	C4	\$665
BD_074-FF-66	Wall Finishes	Paint Finish	C4	\$720
BD_074-FF-67	Windows & Doors	Timber Sliding Door	C4	\$1,229
BD_074-FF-67	Wall Finishes	Plaster Finish	C4	\$1,020
BD_074-FF-67	Ceiling Finishes	Paint Finish	C5	\$330
BD_074-FF-67	Ceiling Finishes	Particle Board	C5	\$1,177
BD_074-FF-67	Interior Doors	Paint Finish	C5	\$120
BD_074-FF-67	Wall Finishes	Paint Finish	C5	\$510
BD_074-GF-02	Wall Finishes	Plaster Finish	C4	\$2,520
BD_074-GF-07	Kitchen Equipment	Commercial - Rangehood	C4	\$7,800
BD_074-GF-20	Interior Doors	Paint Finish	C4	\$240
BD_074-GF-20	Interior Doors	Timber Door - Swing	C4	\$1,572
BD_074-GF-20	Wall Finishes	Paint Finish	C4	\$3,270

Assessed Components – Poor to Very Poor Condition (C4 - C5)

Property Code	Component Type	Component	C4 / C5	GRC
BD_074-GF-20	Wall Finishes	Plaster Finish	C4	\$4,620
BD_074-GF-21	Wall Finishes	Paint Finish	C4	\$3,600
BD_074-GF-22	Wall Finishes	Paint Finish	C4	\$900
BD_074-GF-24	Ceiling Finishes	Paint Finish	C4	\$510
BD_074-GF-24	Interior Doors	Paint Finish	C4	\$120
BD_074-GF-24	Wall Finishes	Paint Finish	C4	\$1,230
BD_074-GF-27	Fixtures & Fittings	Hook	C4	\$400
BD_074-GF-33	Wall Finishes	Paint Finish	C4	\$3,630
BD_074-GF-40	Interior Doors	Paint Finish	C4	\$480
BD_074-GF-40	Interior Doors	Timber Door - Swing	C4	\$3,144
BD_074-GF-41	Heating System	Hot Water Unit - Electric (Domestic)	C4	\$1,620
BD_074-GF-42	Wall Finishes	Paint Finish	C4	\$720
BD_074-GF-42	Wall Finishes	Plaster Finish	C4	\$1,440
BD_074-GF-44	Floor Finishes	Carpet Tiles	C4	\$104
BD_074-GF-47	Ceiling Finishes	Suspended Panel	C4	\$4,560
BD_074-GF-47	Fixtures & Fittings	Joinery Fittings Built-In	C4	\$16,368
BD_074-GF-47	Wall Finishes	Paint Finish	C4	\$2,850
BD_074-GF-47	Sanitary Plumbing	Sink	C4	\$672
BD_074-GF-47	Sanitary Plumbing	Sink - Faucet	C4	\$852
BD_074-GF-48	Wall Finishes	Carpet	C4	\$3,285
BD_074-GF-55	Ceiling Finishes	Suspended Panel	C4	\$760
BD_074-GF-55	Floor Finishes	Paint Finish	C4	\$240
BD_074-GF-59	Sanitary Plumbing	Tap - Generic	C4	\$708
BD_074-GF-60	Wall Finishes	Paint Finish	C4	\$1,170
BD_074-GF-61	Ceiling Finishes	Paint Finish	C4	\$390
BD_074-GF-61	Interior Doors	Hollow-Core Door	C4	\$245
BD_074-GF-61	Interior Doors	Paint Finish	C4	\$120
BD_074-GF-61	Wall Finishes	Paint Finish	C4	\$900
BD_074-GF-61	Wall Finishes	Plaster Board	C4	\$1,003
BD_074-GF-62	Fixtures & Fittings	Kitchen Bench & Joinery	C4	\$3,600
BD_074-GF-62	Interior Doors	Paint Finish	C4	\$120
BD_074-GF-62	Wall Finishes	Paint Finish	C4	\$2,010
BD_074-GF-62	Wall Finishes	Plaster Board	C4	\$1,475
BD_074-GF-62	Fixtures & Fittings	Paper Towel Dispenser	C5	\$283
BD_074-GF-63	Wall Finishes	Plaster Board	C4	\$649
BD_074-GF-63	Ceiling Finishes	Paint Finish	C5	\$30

Assessed Components – Poor to Very Poor Condition (C4 - C5)

Property Code	Component Type	Component	C4 / C5	GRC
BD_074-GF-63	Wall Finishes	Paint Finish	C5	\$720
BD_074-GF-63	Irrigation/Hydraulics	Reticulation Controller	C5	\$6,477
BD_074-GF-64	External Stairs	Staircase - Concrete	C4	\$920
BD_074-GF-64	Ceiling Finishes	Suspended Panel	C4	\$950
BD_074-GF-64	Fixtures & Fittings	Grabrails	C4	\$2,259
BD_074-GF-64	Sundries	Paint Finish	C5	\$60
BD_074-GF-64	Ceiling Finishes	Paint Finish	C5	\$330
BD_074-GF-64	Wall Finishes	Paint Finish	C5	\$1,200
BD_074-GF-64	Wall Finishes	Plaster Board	C5	\$1,711
BD_074-LGL-36	Wall Finishes	Plaster Finish	C4	\$780
BD_074	External Walls	Paint Finish	C4	\$5,940
Total				\$241,116

1.7 BUILDING FINANCIAL SUMMARY

Based upon the results of the building condition and performance assessment, the following recommendations and potential future capital works are suggested:

- \ Commit to accurately scope identified general maintenance defects requiring a qualified quote and rectify within the next 12 months.
- \ Commit budget to renew assessed components in a poorer condition (C5) and identified building maintenance issues (\$9,280) over the next 12 months.
- \ Commit budget to renew assessed components in poor (C4) condition over the next 1-3 years.

Table 7 and Figure 6 below identify the total projected expenditure for the building asset, which has been based upon; forecasted renewals and identified defects.

Table 6

15-year Building Expenditure (Excluding Projects)						
Expenditure	2019	2020	2021	2022	2023	Total
General Maintenance Defects	\$9,280					
Lifecycle Renewal	\$13,788	\$11,105	\$225,940	\$206,845	\$174,892	
Total	\$23,068	\$11,105	\$225,940	\$206,845	\$174,892	
Expenditure	2024	2025	2026	2027	2028	
General Maintenance Defects						
Lifecycle Renewal	\$585,709	\$396,152	\$487,971	\$324,931	\$481,626	
Total	\$585,709	\$396,152	\$487,971	\$324,931	\$481,626	
Expenditure	2029	2030	2031	2032	2033	
General Maintenance Defects						
Lifecycle Renewal	\$243,722	\$452,538	\$194,384	\$586,384	\$653,023	
Total	\$243,722	\$452,538	\$194,384	\$586,384	\$653,023	\$5,048,290



Figure 6 – Forecast Financial Summary over the next 15 years

2. STRATEGIC ASSET REVIEW

The following provides a strategic review of the Aqua Life Centre to aid future asset opportunities and integrated renewal strategies. The asset review has been undertaken, taking into account the following five criteria: accessibility, safety, functionality, usage and modernisation.

2.1 ACCESSIBILITY

- \ Access to the facility is via front entry/reception as well as a secondary access point via the swim school entry to the west of the main entrance. The swim school entry provides an alternate access point for those utilising the 50m pool area. This access also services the four club rooms, weights room and external toilets along the edge of the 50m pool area. Access to the gymnasium and multipurpose / aerobics room are via an internal corridor whilst the crèche is located directly off the entry foyer.
- \ The crèche entry gate is not wide enough to allow access to patrons using a double pram. This is required to be further considered to allow those users better access.
- \ Centre management also advise that the treatment room within the hydrotherapy pool is insufficient (See Figure 7). Our measurements indicate this space is approximately 17m² and is used as a changing area for special needs/disabled patrons.
- \ Whilst parking appeared adequate throughout our inspection period, we have been advised that it is often insufficient during peak periods (carnivals and major events). In addition to this, there is insufficient disability parking with 4 spaces provided to the main carpark (Eastern car park). Staff often park under trees to the West of the swim school car park to avoid the sun. Provision of shaded parking areas would provide benefit to longer term parking.

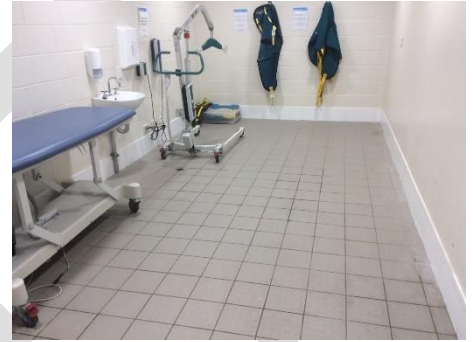


Figure 7 – Treatment Room
(Hydrotherapy Pool)

2.2 SAFETY

- \ The condition assessment process was undertaken based on a visual inspection, rather than a technical assessment of each individual component. Whilst the CCTV system and cameras appear in good condition, centre management have advised that the cameras are now out of date and do not provide clear footage.
- \ In addition to the above, centre management have advised that greater control is required, specifically as it relates to the entry system. Suggested solutions may include turnstiles or gates.

2.3 FUNCTIONALITY/FIT FOR PURPOSE

- \ The Aqua Life Centre is fit for purpose in that it features 4 swimming pools, spa, steam room, together with crèche, gymnasium and multi-purpose room. Additionally, there are a number of club rooms along the 50m pool that provide a base for various sporting organisations.
- \ Although the gymnasium was built with its current use in mind, it is far smaller than the gym at Lesiure Life. The following improvements would provide better functionality of the space and together with providing greater security:
 - Installation of a card reader/swipe system at the entry to the gymnasium. This could operate as a 'no card/no entry' access and feature automatic double glass doors that open once the card/membership is read.

- The orientation of the front gymnasium counter should address the main floor/equipment area. Staff have reported theft of equipment and other patrons belonging, which could potentially be curtailed if not eliminated.
- Tinting to northern windows as well as windows at the gymnasium entrance to prevent afternoon sunlight. This will enable the window treatments to remain raised whilst providing an energy efficiency solution during the peak of summer when the air conditioning is constantly running.
- Gymnasium may have further expansion opportunities within the storage/ducting area under the grandstand seating of the 25m pool. Currently, this area only features one assessment room, which appears to have been considered post original design. Whilst this is unlikely to extend the main gym floor, it has the ability to provide more assessment/office accommodation as well as potentially remove items such as lockers from the main floor.



Figure 8 – Gymnasium

- \ The first aid room at Aqua Life is located off the main pool hall and is approximately 9m². This area would benefit from installation of a direct phone line. Centre management advise that the space is too small for its use, although it appears to be able to accommodate the balance of items required for a first aid space (See Figure 9).
- \ Staff workspaces are not ergonomically designed particularly within the administration and control room, overlooking the main pool hall.
- \ The hydrotherapy pool is not deep enough to undertake rehabilitation sessions.
- \ The plant room is difficult to access and maintain. The room is approximately 95m² and features the majority of the major pool heaters, pumps and filtration systems (See Figure 10).

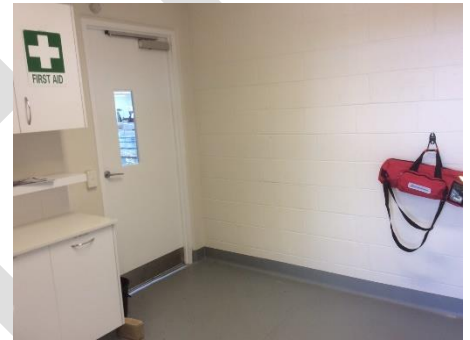


Figure 9 – First Aid Room

2.4 USAGE

- \ Aqua Life has a relatively high usage, attracting an average of 420,000 attendances per annum (35,000 monthly).
- \ During peak summer periods, there are issues with lane availability with squads, swimming lessons and the general public all competing for lanes during this time.
- \ From a usage perspective, typical users of the function/multipurpose areas include religious, bicycle and mothers' groups, retailers as well as its primary use for group fitness.
- \ The main pool hall is used for a variety of activities including casual swimming, programmed classes, swim school and rehabilitation (hydrotherapy pool).
- \ The Town should consider an external commercial lease for the shop and/or cafe area. The shop area does not appear to have been operated for a period of time and the cafe appears to only operate sporadically. As the shop is not currently operational, Aqua Life display swimming attire and accessories in the main lobby area, crowding this space, particularly in front of the crèche entry. Securing a commercial lease for the shop and cafe area will generate an additional income stream for the Town as well as provide a greater level of service to the community. Utilisation and appeal of the café would benefit from being able to provide access to outside customer traffic. In its currently location and configuration, this is not possible.
- \ The Towns records regarding usage of the Leisure Life Centre are combined with Aqua Life. Throughout 2012-2016, the membership base was fairly consistent between 2,810 members and 2,867 members. The 2017/18 annual report details a combined membership base of 2,900, indicating that the membership base for these facilities has been fairly stagnant, despite population growth during this time. Utilisation of the crèche and enrolments in school holiday program at the two facilities have increased, over the previous period.

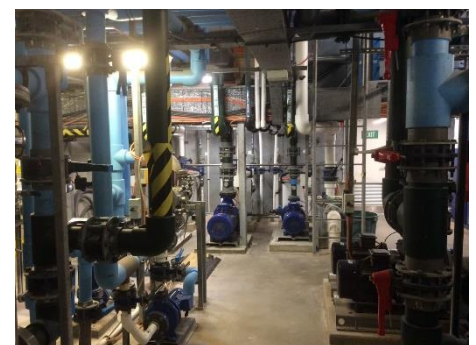


Figure 10 – Plant Room

2.5 MODERNISATION

- \ Internal painting appears to have been renewed as required throughout the facility.
- \ Centre management advise that the front reception area was updated in 2008, only 2 years after opening, however does not provide an ideal design for the entry.
- \ We understand that Radio-Frequency Identification Technology (RFID) has been requested and is under consideration for installation at Aqua Life.
- \ There are 24 solar heating panels on the roof of the main Aqua Life facility. We understand the Solar heating is being reviewed, with the potential installation of more or better-quality panels.

3. RECOMMENDATIONS

SHORT TERM

The following provides some shorter-term recommendations, specific to asset renewal/improvement:

- \ Unlike Leisure Life, Aqua Life is a relatively young building (16 years old) and is considered to be in a relatively good condition, Condition Grade index 2.34. Although Aqua Life is in a good condition, overall, there are \$241,116 (GRC) of components in a poor/very poor condition. It is recommended that the Town rectify these issues over the next 1-3 years. In addition to this, some external walls have bore water stains, detracting from its overall aesthetic appeal. This should be scoped and included in the initial tranche of works.
- \ Commit to further investigate potential solutions to the provision of additional parking, specifically additional ACROD bays.
- \ Initiate engagement with the market with a view of potentially procuring external leases for the shop and/or cafe area. This will declutter the front lobby area of the retail display racks as well as provide an additional income stream to the Town and a better outcome for patrons. In addition to this, the café would have greater appeal if it had the ability to provide access to outside customer traffic. This should be further investigated.
- \ The Gymnasium would benefit from the following upgrades:
 - Installation of a card reader/swipe system at the entry to the gymnasium.
 - Re-orientating the gymnasium counter to address the main floor/equipment area.
 - Tinting to northern windows as well as windows at the gymnasium entrance.
 - Consider expansion opportunities within the storage/ducting area under the grandstand seating of the 25m pool.

LONG TERM

The following provides holistic strategic recommendations with regard to the asset:

- \ Based on the current condition of the facility and its ongoing use as an aquatic and leisure facility, Aqua Life Centre represents a viable opportunity for long term asset management expenditure (average remaining useful life of components 49%). Whilst the functional and longer-term user needs for the facility will be ever evolving (technology, equipment etc), the facility represents a practical ongoing use and need for the Town and broader community.
- \ Any future spatial planning requirements would need to be dictated by a needs assessment. The outcomes of the needs analysis will further inform the direction the Town may pursue as it relates to their aquatic needs long term. This may include more substantial capital works program to improve the existing facility (expansion), construction of a new aquatic facility on an alternate site or a combined facility (with aligned uses) on an alternate site.
- \ Should the need arise, there are potential expansion opportunities to both the East and West of the existing building (See Figure 11).



Figure 11 – Expansion Opportunities

ATTACHMENTS

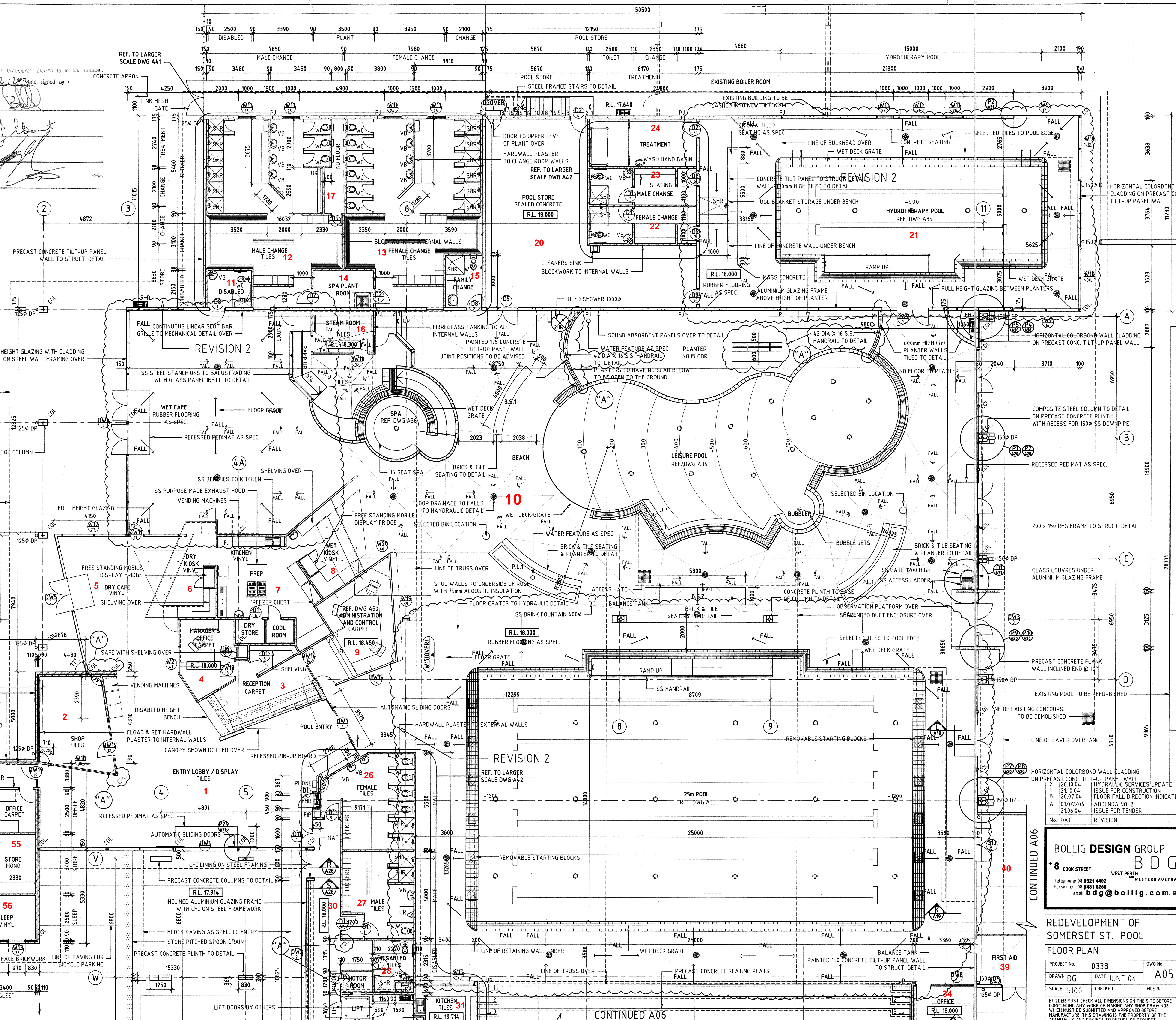
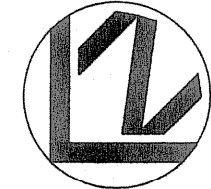
APPENDIX A – MARKED UP FLOOR PLANS

DRAFT

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT
 dated 07/11/2004 and signed by:
 Proprietor: [Signature]
 Witness: [Signature]
 Contractor: [Signature]
 Witness: [Signature]

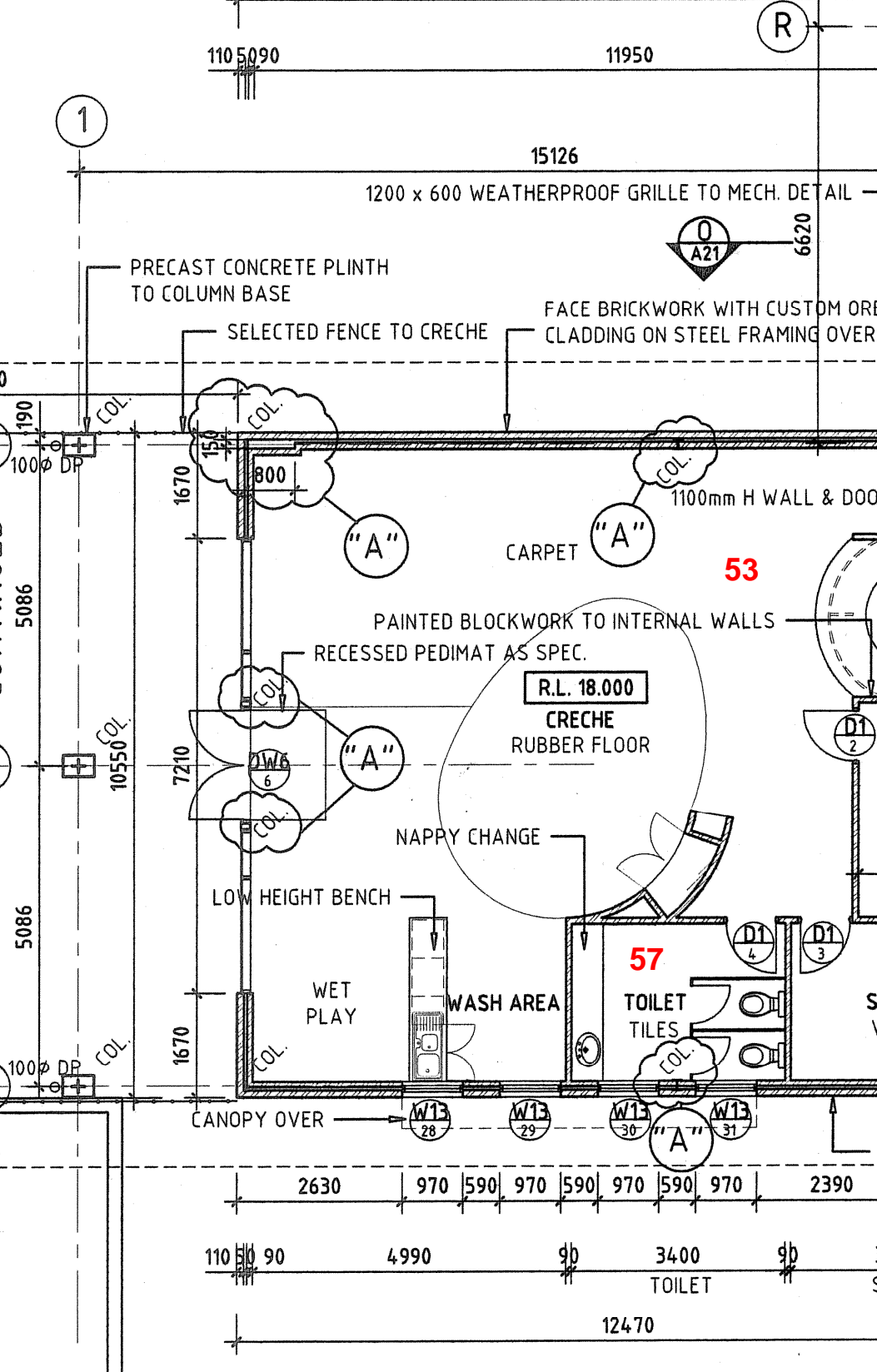
FLOOR PLAN - POOL DECK LEVEL - PART A

SCALE 1:100



FLOOR PLAN - STORE CONT.

SCALE 1:100

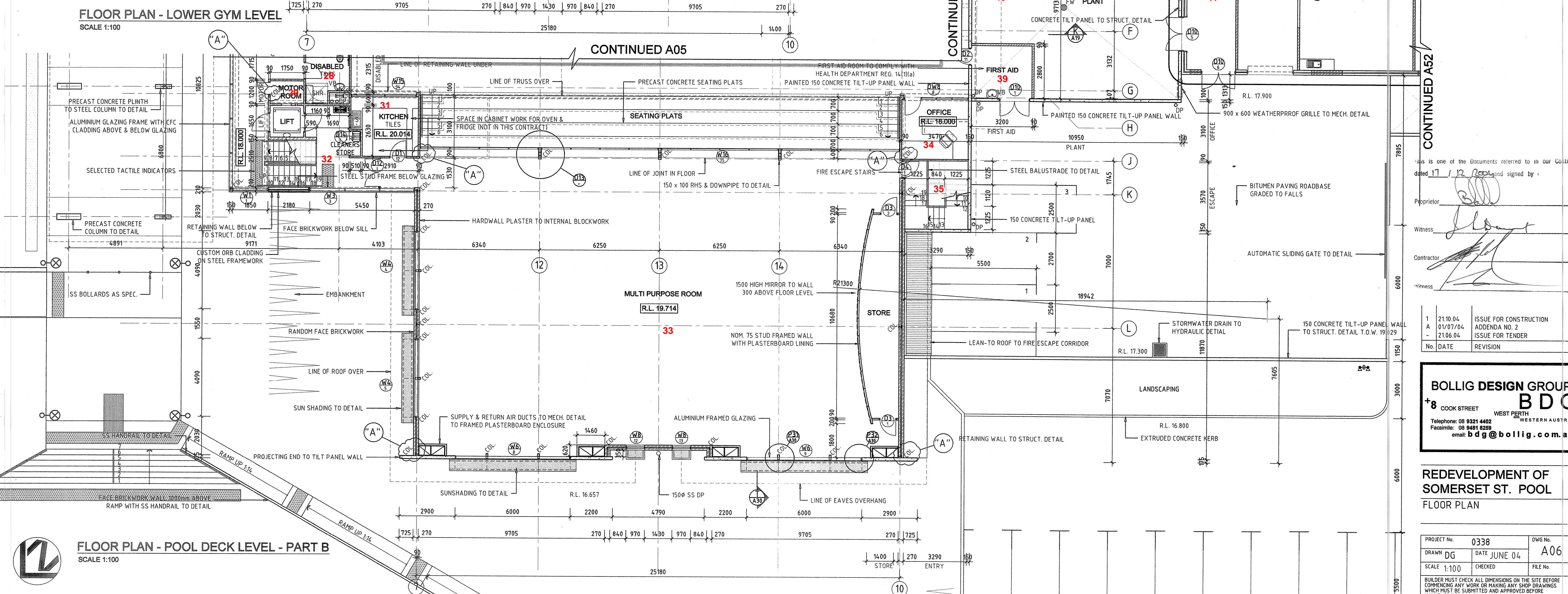
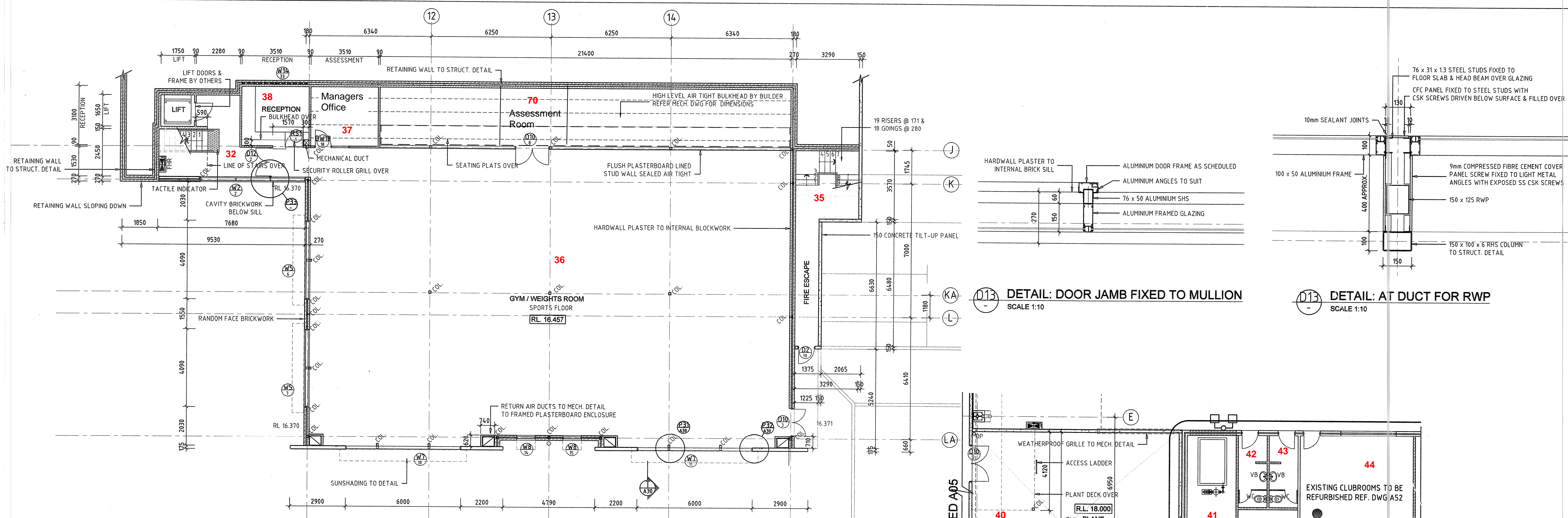


BOLLIG DESIGN GROUP
 B D G
 Telephone: 08 9251 4462 WEST PERTH WESTERN AUSTRALIA
 Facsimile: 08 9481 8258
 email: bdg@bollig.com.au

REDEVELOPMENT OF SOMERSET ST. POOL FLOOR PLAN

PROJECT No.	0338	DWG No.	A05	REV	2
DRAWN	DG	DATE	JUNE 04	CHECKED	
SCALE	1:100	DATE		FILE No.	

BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND SUBJECT TO RETURN ON REQUEST.



This is one of the Documents referred to in our Contract dated 17/12/2004 and signed by:

Proprietor: *[Signature]*
 Witness: *[Signature]*
 Contractor: *[Signature]*
 Witness: *[Signature]*

No.	DATE	REVISION
1	21.10.04	ISSUE FOR CONSTRUCTION
A	01/07/04	ADDENDA NO. 2
-	21.06.04	ISSUE FOR TENDER

BOLLIG DESIGN GROUP
B D G
 +8 COOK STREET WEST PERTH WESTERN AUSTRALIA
 Telephone: 08 9321 4402
 Facsimile: 08 9481 8289
 email: bdg@bollig.com.au

REDEVELOPMENT OF SOMERSET ST. POOL FLOOR PLAN

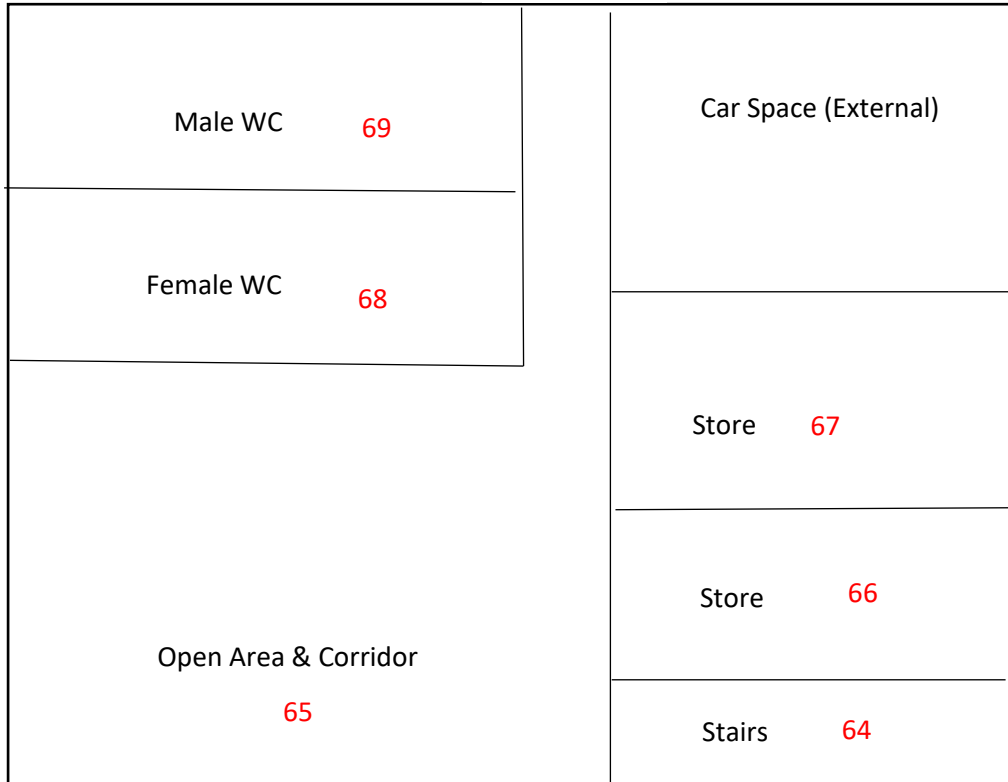
PROJECT No.	0338	DWG No.	A06	REV	1
DRAWN	DG	DATE	JUNE 04		
SCALE	1:100	CHECKED		FILE No.	

BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND SUBJECT TO RETURN ON REQUEST.

Staff Room

8.1m

First Floor



12.1m

Ground Floor

