

10.13.North Sydney Olympic Pool Redevelopment Project Update

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ENDORSED BY	Therese Cole, Chief Executive Officer
ATTACHMENTS	1. CONFIDENTIAL - NSOP Redevelopment Report [10.13.1 - 7 pages] 2. CONFIDENTIAL - CPM Consulting Services - NSOP Programme Assessment Report [10.13.2 - 3 pages]
CSP LINK	2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

PURPOSE:

The purpose of this report is to provide Council with an update on the North Sydney Olympic Pool Redevelopment Project.

EXECUTIVE SUMMARY:

- The contractual date for Practical Completion for the project is 11 July 2024. Icon has recently provided an updated program indicating a forecast date for Practical Completion of 31 October 2025.
- There has been a significant increase in onsite activity and resources over the last six weeks, which has resulted in substantial progress across many areas of the project.
- The revised construction contract sum is currently \$92.21m. The total project costs remain within the forecast costs to completion of \$122m, however Council is aware of further variations worth approximately \$5.1m that have not yet been submitted by Icon.

RECOMMENDATION:

- 1. THAT** the meeting be closed to the public in accordance with Section 10A (2):
(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would be, on balance, contrary to the public interest as it would affect Council's ability to obtain value for money services.
- 2. THAT** the confidential report and related attachments be treated as confidential and remain confidential unless Council determines otherwise.
- 3. THAT** Council note the contents of this report in relation to the redevelopment of the North Sydney Olympic Pool.

Background

Construction for the redevelopment of North Sydney Olympic Pool commenced on 9 March 2021. The project scope includes the construction of a grandstand seating 970 people, a 50m outdoor pool, a family leisure pool with splash play, change facilities, a 1,100m² gym, 120m² creche with 95m² outdoor play area, a 25m indoor pool, a warm water pool, spa and sauna facilities, an internal café, a retail shop, and reconstruction of the former 'Ripples Cafe'.

The last formal report in relation to this project was provided to Council on 26 May 2025. Councillors were provided with a confidential briefing in relation to the project on 2 June 2025.

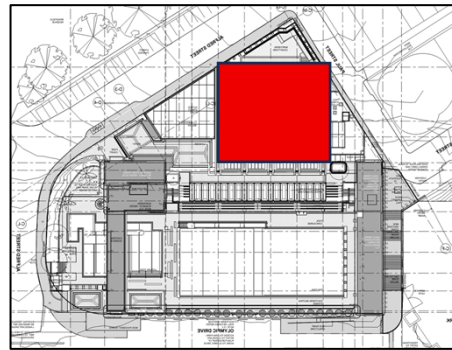
Report

On-site Progress

There has been a significant increase in resources and onsite activity over the last six weeks, which has resulted in substantial progress across many areas of the project.

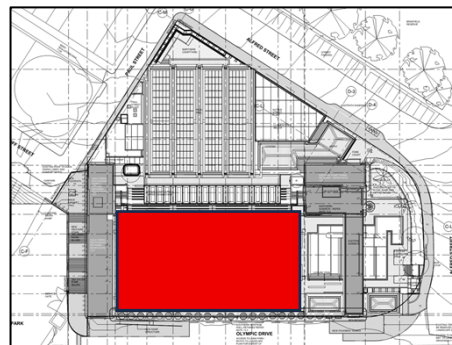
Upper Pool Hall

- Internal and external flashings around the skylights over the 25m indoor pool are being finalised.
- The ceiling linings of this roof have been craned into position for installation.
- Walls and ceilings in the sauna are being prepared to receive linings.



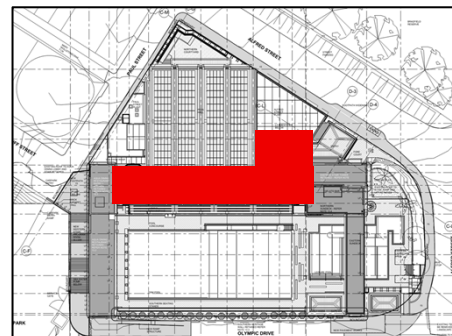
50m Pool Area

- Paving of the pool concourse has commenced.
- The glass reinforced concrete panels that complete the external facade of the amenities facing the pool have been installed.
- Lighting and audio infrastructure in this area is largely complete.



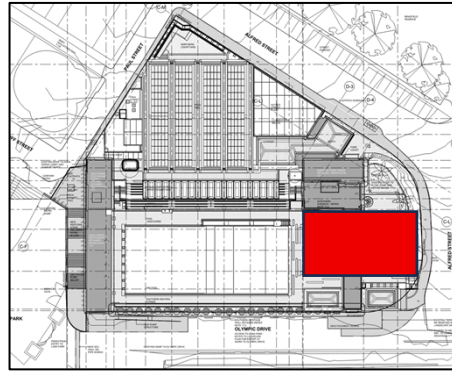
Lower Roof Area

- The roof linings of the steelwork, which form the main entry to the facility, have been installed.
- The roof of the Gelato Bar has been installed.
- Floor tiling of this area is complete.



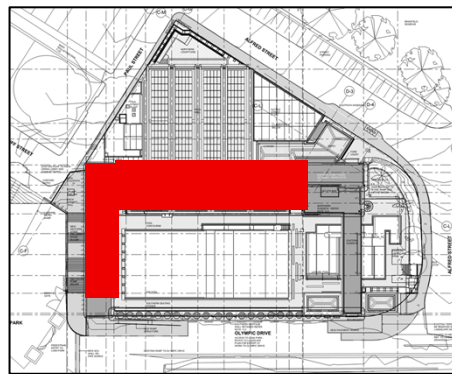
Leisure Pool Area

- Tiling of the children's outdoor pool is being finalised.
- Preparation for the tiling of the splash play area has commenced.
- Plumbing for the waterplay elements is complete.
- Glass balustrading to the sundeck has been completed.
- Preparation for floor finishes to this area is in progress.



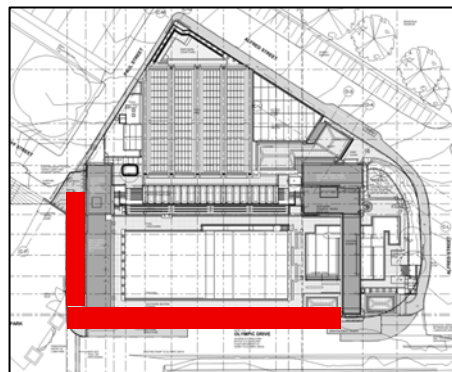
Internal Fitout

- Tiling of floors and walls in most amenities and changerooms is substantially complete.
- Fitout of these areas, including the installation of terrazzo partitions and GRC room dividers, is underway.



External Areas

- Paving and balustrading of the western stairs is complete, with heritage brickwork matching to be completed.
- External paving along Olympic Way (southern boundary of the site) is complete.



Contract

The revised contractual date for Practical Completion for the project is 11 July 2024. Icon has recently provided an updated program indicating a forecast date for Practical Completion of 31 October 2025. This reflects one day slippage since last month's report to Council. Council's project team have noted that some of the task durations within the program are ambitious, and continue to monitor progress closely against this revised program.

Icon has submitted four Extension of Time (EoT) Claims since the last report to Council. The Superintendent has assessed these claims and has granted no extension to the contract program, nor the date for Practical Completion.

Nine Requests for Information (RFIs) have been submitted since the last report to Council. This is a significant reduction given the project has averaged 50-60 RFIs over previous months. The decrease can be attributed to the fact that the project has now moved away from structural works to finishes and the ongoing concerted efforts by all parties to reduce RFIs. The total number of RFIs on the project is now 1,919.

Council's project team continues to focus on ensuring that quality issues are addressed by Icon and conducts regular inspections, documenting work that is defective or non-compliant with specifications. There were 69 outstanding quality issues open at the end of May 2025, down from 86 at the end of April 2025. Council's project team will continue to work to reduce quality issues as the project moves towards completion.

Icon has submitted 11 variation claims since the last report to Council, taking the total number of variation claims lodged by Icon to 471. There are currently 79 variations under assessment, and the details of these are included in the confidential attachment to this report.

Council is aware of a further 152 possible variation claims worth approximately \$5.1 m that Icon has not yet submitted. It is anticipated that variation claims will continue until the end of the project due to design and contractual issues.

The revised construction contract sum is currently \$92.21m, which includes \$40.9k of variations that have been agreed and closed since the last report. The details of these variations are listed below.

Variation Number	Description	Assessed Amount
321	L3 - 5 NW Additional penetrations required (design change)	\$3,696.00
361	Remake of door frame to Hall of Fame (design change)	\$3,513.93
437	New lead in conduit for mains power and NBN (latent condition)	\$1,672.52
460	Aqua Dining Ceiling Removal - Cable Tray Route (NSC Direction)	\$2,373.77
465	L3 - L4 NE Power & Comms Core Holes (design change)	\$780.35
520	Ausgrid fees replacement of consumer mains (PS Adjustment)	\$12,126.42
540	Stair 5 Handrail RFIs (design issue)	\$4,345.42
543	Door frame remake due to wall type changes (design change)	\$935.72

Variation Number	Description	Assessed Amount
551	Additional Layer RT Plus to Sundeck (design change)	\$16,495.66
568	Zen Energy Invoices Nov 24 to Feb 25 (Contractor initiated)	-\$4,948.35
579	S1.38 Gym Program Room PB Wall over Lead Paint	Not Proceeding
581	Sundeck Lightweight Roof	Not Proceeding
Total Value of Assessed & Agreed Variations		\$40,991.44

Total Costs to Completion

The total project costs remain within the forecast costs to completion of \$122m, which include consultancy and design costs, client fitout, and development costs. It should be noted that this forecast was provided to Council in February 2024, with an anticipated date for project completion of December 2024

Photographs



Western Stairs



Children's Pool



Gym



Level 3 Changeroom