

RONGOTAI COLLEGE



SWIMMING POOL REVELOPMENT

BACKGROUND

- The Rongotai College Swimming Pool is located on the grounds of Rongotai College, adjacent to Tirangi Rd. It is also adjacent to both the proposed route of the Kilbirnie to Lyall Bay cycleway/ walkway and the existing WCC Car Park at the end of the Kilbirnie Drainage Reserve.



Figure 1: Location of Rongotai College Swimming Pool

- Built in 1955-56, the pool measures 30metres X 12 metres, and has 5 lanes for pool swimming. With a capacity of 800m³, the pool has 'deep water capability' by having an old fashioned 'deep end'.
- The pool is unheated and uncovered, and currently only able to be used seasonally, i.e. over the summer months.

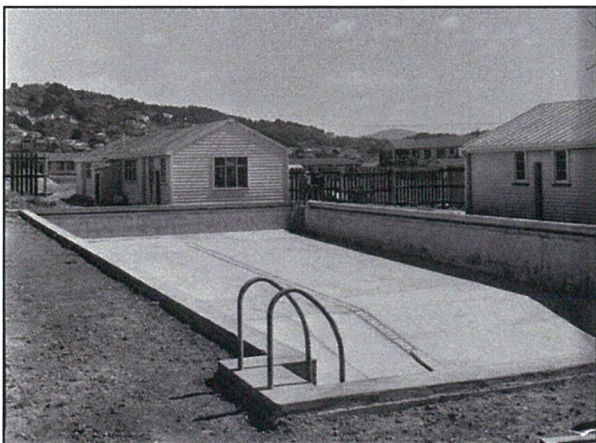


Figure 2: Rongotai College Swimming Pool c1956

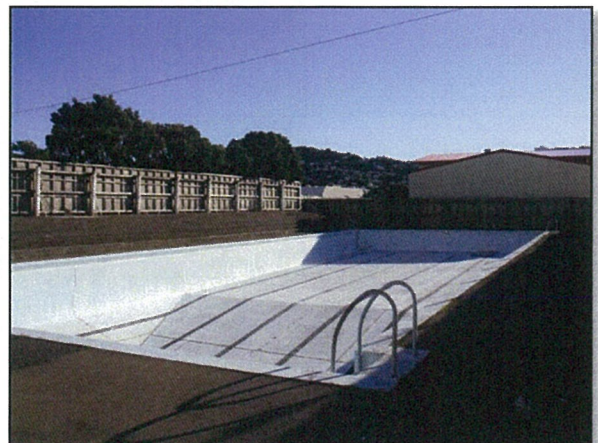


Figure 3: Rongotai College Swimming Pool 2014

- As Figures 3-6 show, the Rongotai College pool is currently in poor condition and needs to be upgraded. To perform as a modern outdoor pool, the pool requires the following remedial work:
 - resurfacing
 - repainting
 - replacement of the filtration unit.

- The current 'life expectancy' of the pool is between 0-5 years; given lack of funding for swimming pool construction or redevelopment by the Ministry of Education, the school will not be able to fund the remedial work from its own capital reserves, and the pool will be de-commissioned and the area re-purposed.

- However, the College believes that the pool provides an opportunity for WCC to partner with the College, the community, local aquatic clubs (especially those water-based sports and activities that are currently marginalised by lack of space at existing facilities such as the WRAC and Freyberg Pool such as Water Polo, Canoe Polo, Underwater Hockey, Ocean Swimming, Free Diving, Scuba Diving etc) and private operators. The school itself will have minimal demands on the facility, allowing significant time and space for outside users.

- To perform as a community pool, we believe the pool requires:
 - heating
 - covering, either with a roller cover or, ideally, with a permanent structure
 - changing facilities

- On at least two previous occasions, Rongotai College has entered discussions with WCC regarding the future of the school's pool:
 1. In 2006, discussions were held to examine the possibility of replacing the existing pool with a new two-pool facility to form a proposed Rongotai Aquatic Centre. Council were interested in this possibility and funded a development study, commissioned by Harbour City Water Polo Club, to examine the costs associated with this proposal. WCC decided not to pursue this development due to cost.
 2. In May 2011, the College applied for \$200,000 funding under the School Pools Partnership Fund to part fund the upgrade of the existing pool. The work to be carried out was limited to replacing the existing filtration unit and repainting the existing surface. This was supported by local 'Learn-to-Swim' providers and Harbour City Water Polo Club. The application was unsuccessful.

THE CURRENT PROPOSAL

- Rongotai College believes that the potential re-development of the Rongotai College pool will expand the capacity and range of services available in the wider Wellington City community (and residents of the Southern and Eastern Suburbs in particular).

- Many school pool redevelopments undertaken as part of the School Pool Partnership Funding Programme have focussed on 'Learn to Swim' activities. We believe that a re-development of the Rongotai College pool will have real benefit for aquatic sports users who are currently marginalised in terms of practice and training space in the current network of WCC pools, as well



IAN COOMBES LTD
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Walter Maxwell
Re Rongotai School Pool

Wednesday, 16 April 2014

Hi Walter.

This is an estimate for the replacement of the filtration and heating system at the Rongotai school pool Wellington.

This estimate does not include repairs to the walls of the pool itself.

This estimate is based on renewing the filters in the plant room (after existing plant has been removed by others)

All filters, body feed equipment and DE separation tanks etc as required.

All circulating pumps, pump bases, sump pumps, VSD drives and foot valves etc as required
Equalising valves etc as required.

All electronic or diaphragm type water make up valves etc as required

All pressure/vacuum/temperature gauges and fittings, flow meters and mounting panels etc as required.

All dosing pumps, flusher units, automated chemistry controllers and CO2 units etc as required

All UPVC pipe required

All UPVC elbows, sockets, tees, couplers and bushes etc as required

A new 200mm supply pipe to pool and new returns down pool wall.

Additional outlets in overflow channel connecting to 200mm pipe back to balance tank.

New 50mm float water make up valve.

All electrical items as specified

All commissioning of equipment, staff training and chemical costs etc as required

Labour, travel, accommodation, project management and on-site costs etc as required

Freight, labels and valve tags and general expenses etc as required

Design costs, manuals and as-builts etc as required

Concrete work and excavations as required for reticulation services to the pool.

A mobile roller system and Mc Ball thermal pool covers.

Installation of 2 x HR800 gas heaters (to be connected by others)

Estimate price **\$300,000-\$350,000 EXCL GST.**

This is an estimate only and not a formal quotation.

Yours sincerely
IAN COOMBES LIMITED,

Chris Penny
Wellington Regional Manager

**Head Office
Christchurch**
34 Acheron Drive
PO Box 33 202
Christchurch
P: +64 3 348 2072
F: +64 3 348 2075

Wellington
Cnr Meachen &
Barnes Sts
PO Box 38 142
Wellington
P: +64 4 568 3521
F: +64 4 568 3312

Auckland
Unit 4
36 Greenpark Rd
Penrose
Auckland
P: +64 9 579 6500
F: +64 9 579 6501



info@iancoombes.co.nz
www.iancoombes.co.nz

09/02/2014

Walter Maxwell
under.ground@paradise.net.nz
Rongotai School

Rongotai School

Work . Home .
Fax . Mobile 0212 571 189

Sales consultant: Ben Peterson
Reference Number: ,
Job Number: JaNZS18020908175107, Quote Number: 201235



Steel Projects Limited
431 Hutt Road, Lower Hutt
PO Box 39 221
Wellington Mail Centre
Petone 5045

T: 04 568 9119 • F: 04 568 9118
FREEPHONE: 0800 870 078
E: wellington@kiwispannz.co.nz

www.kiwispannz.co.nz

Building kit;

Building size; 12.000x36.000x3.900 VHigh Wind
Roof type; Gable with 11 Degree Pitch
Wall cladding; Custom Orb, 0.9m Max Girt Spacing, Smooth Cream
Roof cladding; Trimline, 1.2m Max Purlin Spacing, Scoria
Gutter type; Scoria 125 Box Gutter with 80mm Down Pipe
Barge; Scoria
Corners; Scoria
Door/s; Scoria

Inclusions:

16 SkyLights
1 Roller Door S2 (height less 50mm) 3.300 H x 3.800 W
4 Access Doors 2.000 H x 0.800 W
1 Ranch Slider 2.000 H x 1.800 W
4 Windows 0.700 H x 1.480 W
Coloured Wall Screws
Coloured Roof Screws
FireRetardant Diffuser344SafetyMesh
Freight
Engineering
Building Consent
Crane & Access Equipment

Quote summary;

Building Kit, including 'Inclusions' as listed
Supplied ex yard unless noted

Construction included:
(Based on suitable access & power available)

Total:	(Excluding GST)	\$	122683.91
GST:		\$	18402.59
Total investment: (Including GST)		\$	141086.50

This quote is valid for 20 days and subject to our standard building agreement.

Finance available.

Please Note: This quote is subject to a structural engineers and geotech report.

Check these KiwiSpanNZ Features and Benefits:

- KiwiSpanNZ is engineered for all NZ all environmental conditions
- Heavy .40 gauge roof & cladding at no additional cost
- Heavy .55 gauge gutters & flashings at no additional cost
- Choice of roof pitch to suit your environment
- Colour-matched roof & wall screws
- Actual building dimensions are as quoted
- Standard manufacturing lead time is 20 working days
- All kits include gutters, downpipes, barge & corner flashings
- We can arrange your building consent for you
- You can D.I.Y. or use our recommended builders
- Pre engineered plans and specifications supplied
- Auto roller doors & remotes available



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