

SURFACE COATINGS (TOKOROA) LTD



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Agents and Approved Applicators for
most major paint manufacturers

11th May 2005

South Waikato District Council
P O Box 15
TOKOROA.

ATTENTION: Mr Richard Gaby

Dear Sir

Re: Putaruru Swimming Pools.

Our computer records go back to 1999 and during that time we have repaired, painted, and or touched up the Putaruru Pools each year with the exception of 2004 at a cost of \$25,870.00 plus g.s.t. We have also repaired the pools often before 1999.

Every year there have been new, and or, larger cracks, and these have been required to be sealed. As the concrete has become soft, over time if we have to continue on an annual basis to abrasive blast prior to painting I feel it may start to greatly affect the soundness of the pool.

I understand the pool is coming up to it's 50th year so it has stood the town well and it would be a shame to loose such an identity as this but it does require a considerable refurbishment to get and keep it up to standard.

Yours faithfully
Surface Coatings (Tokoroa) Ltd

W.N. Proffitt

PP
W.N. Proffitt
Manager



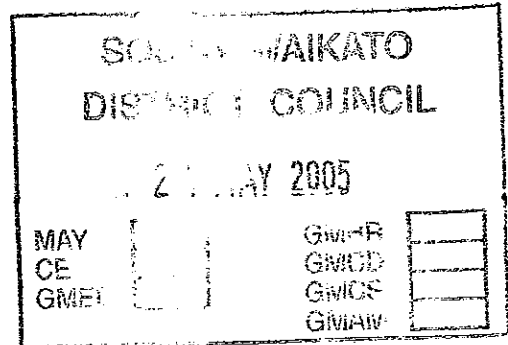
Resene
P O Box 2220
ROTORUA

the paint the professionals use

21 May 2005

South Waikato District Council
Private Bag 7
TOKOROA

Attention: Richard Gaby



Dear Richard

Regarding public swimming pools in Putaruru. After viewing the above swimming pools with your good self, please find outlined below our own personal opinion in regards to the condition of those pools, etc.

The coating on the walls and floors are reasonably good in some areas but failing in most. There is crazing and crocodiling to most of the coating. There is a lot of cracks in the walls, some of these cracks have been filled but showing signs of failure.

Some of the walls are showing signs of breaking down in the surface and causing the paint to break down.

One has to take into consideration the age of these pools and the amount of coats of paint that have been applied over the years and the amount of cracks that have been filled and cracked again and not counting the new cracks as well.

Some of these cracks are rather large and this could be where the untold amount of water is disappearing out of the pools. It will get to the stage where the cost of maintaining these pools will have to be done on a yearly basis and the cost will probably blow your budget allowance away.

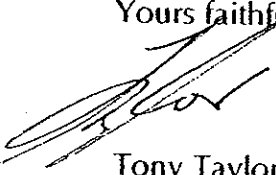
Trying to fix these pools and hopefully overcome the existing problems wont be long term either, more short term than anything else really.

Another recommendation is having these pools tiled, this can be very costly too, or fibre-glassed and looking at the condition of the wall surface in these pools I would probably go for the latter as there is a lot more involved in tiling than fibre-glassing, again cost comes into it. Basically the cost to bring these pools up to scratch will be rather high.

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Hopefully the above will be of some help to you and your establishment to overcome the above situation.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tony Taylor', written over a horizontal line.

Tony Taylor
Area Representative

LRF SIS-03

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050506006

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LHT
ENGINEERING SOLUTIONS

Fax to: South Waikato DC – Richard Gaby	Fax: 07 885 0718
Copy to:	Fax:
Date: 6 May 2005	Our Ref: 10147
From: Tony Loughnan	No of Pages: 3

Refurbishment of Pools at Glenshea Park, Putaruru

Since our telephone conversation yesterday I have investigated the actual costs of various pool refurbishments that we have done in recent years in order to arrive at a rough order of cost for this type of work. The following are relevant:

Geraldine Pool Refurbishment for the Timaru District Council (2003)

This involved the conversion of a 33yard (30.5m) 6 lane lap pool plus a small learners' pool to a 25m lap pool and a learners'/hydrotherapy pool about 13m square. New pool liners using Myrtha technology were installed in both pools. New reticulation was installed and repairs made to the pool surrounds. A new balance tank was built between the pools with provision for future enclosure of either or both pools as desired. New filtration and treatment plant was installed for the learners'/hydrotherapy pool to enable different temperatures to be maintained and the existing plant was redirected to serve only the lap pool. A new air to water heat pump was installed.

The refurbished pools have proved to be extremely popular particularly with the older members of the community. The lap pool temperature is maintained at about 26°C for as long as possible and the learners'/hydrotherapy pool at 32°C well into the shoulder seasons.

The cost in 2003 was as follows (costs rounded to nearest \$10,000):

New pool construction (Myrtha), new surrounds, balance tank etc.	\$310,000
Filtration and Treatment reticulation and new filter to learners' pool	\$120,000
Heating plant	\$70,000
Incidentals, margins, fees, etc.	\$40,000
TOTAL	\$540,000

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AAM Loughnan BE FIPENZ(struct) CPEng IntPE

AR Thompson BE MIPENZ(struct)

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Arrowtown Pool Refurbishment for Queenstown Lakes DC (2003)

This refurbishment of a 33yard 6 lane pool involved new Myrtha pool technology, new balance tank, new reticulation and new pool surrounds. The rounded costs were:

New pool construction (Myrtha), new surrounds, balance tank	\$290,000
Incidentals, fees, etc	\$30,000
TOTAL	\$320,000

This pool had a recently upgraded filter system and a basic solar heating system and there was no wish to extend into the shoulder season beyond the capacity of the heaters.

Oxford Pool for Waimakiriri DC (2005)

This is a new outdoor facility for which construction approval has just been given by the Council. It includes a 25m 4 lane pool and a 9m x 6m learners' pool. The relevant figure is the cost of the Filtration and Treatment plant at \$160,000 allowing for margins. This sub-contact was determined by tender and three competitive prices were obtained. The cost would be expected to increase to \$180,000 for a 6 lane lap pool and larger learners' pool.

Rough Order Cost Estimate to Refurbish Putaruru Pools

Based on the above information and the following assumptions we have arrived at the following rough order of cost estimate:

Assumptions:

- As only a brief visit to the site was made in 2003 and the change rooms and plant rooms were not open it is assumed that there are no particular issues such as high water table, limited power supply or building deficiencies that would significantly affect costs.
- The main pool is 33yds or 33.3m x 6 lanes and the learners' pool is about 12m x 8m.
- New filters and reticulation are required.
- Heating plant is required to hold the pools at different temperatures into the shoulder seasons
- The surrounds will need replacement after the reticulation has been replaced.

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- Myrtha technology is used for the pool refurbishment.
- New diatomaceous earth filters are to comply with NZS4441

The likely range of costs is estimated as follows:

Pool refurbishment, balance tank, pool surrounds etc.	\$350,000 to \$400,000
Heating (gas or heat pump)	\$40,000 to \$80,000
Filtration and treatment plant and reticulation	\$160,000 to \$200,000
Extra work to upgrade change rooms, surrounds etc	\$40,000 to \$100,000
Fees, margins, incidentals	\$30,000 to \$70,000
ROUGH ORDER OF COST ESTIMATE	\$620,000 to \$850,000

A budget figure of \$800,000 appears to be realistic.

It would be possible to reduce the cost by using lower quality construction but we would not recommend this as it always turns out to be a greater cost over time. The estimate is based on high quality durable systems chosen for their good value for money.

Please contact me if you have nay queries.

Regards

Tony Loughnan
Director
LHT Ltd

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Filtration & Pumping Commercial Ltd.

Specialists in Water Treatment

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24 May 2005

South Waikato Indoor Pool
Rosfin Street
Tokoroa

Ref : Your call of 23/05/05
Sub : New Outdoor School/Community Pool
Att : Richard Gaby

Dear Richard

As discussed this morning, we are pleased to offer estimates for a proposed pool complex on the School grounds at Putaruru.

We have in the last two weeks tendered for a complex in the South Island that is so similar to the one you have described, that the figures can be directly transposed.

We have based our figures on a 25 m Lap Pool of 500,000 litres and a Learners Pool of 60,000 litres.

To supply and install two complete filtration and water treatment systems, including individual pressure diatomaceous earth filters, chemical treatment using sodium hypochlorite and CO₂, all reticulation to and from pools, plantroom and balance tanks, connections to heat exchangers, water supply and all electrical connections.

\$ 210,000.00

This does not allow for any actual heating plant. As discussed, there are many options here.

The first and most efficient option is a gas fired boiler. Subject to the availability of town gas at the proposed site, a gas fired boiler, meter, two heat exchangers, a primary heating circuit, flue and installation would be about

\$ 95,000.00

Alternative to the gas option is solar heating combined with air-to-water heat pumps.

This combination would cost about \$ 105,000.00

The idea of this system is that when the sun has sufficient heat to maintain the temperature in both pools then the solar heating takes effect. When the sun has insufficient heat the heat pumps take over.



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These estimates do not allow for the following :

- water supply to the site
- power to the site
- gas to the site
- concrete structures
- penetrations
- excavation, bedding material, backfilling or compaction
- GST

We trust this information is of assistance and we hear from you in due course.

Regards,

Yours faithfully,
FILTRATION & PUMPING COMMERCIAL LTD

D. M. Cameron
(CONTRACTS MANAGER)