

**18 CONFIDENTIAL ITEMS****18.1 LAMEROO SWIMMING POOL**

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**RECOMMENDATION**

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Chief Executive Officer, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services, Coordinator Organisational Development and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 19 May 2021 for Agenda Item 18.1 Lameroo Swimming Pool;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.1 Lameroo Swimming Pool is:  
tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.1 in confidence.

**MOVED COUNCILLOR PAUL IRELAND  
SECONDED COUNCILLOR MICK SPARNON**

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Chief Executive Officer, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services, Coordinator Organisational Development and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 19 May 2021 for Agenda Item 18.1 Lameroo Swimming Pool;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.1 Lameroo Swimming Pool is:  
tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.1 in confidence.

**CARRIED.**

**18.1 LAMEROO SWIMMING POOL**

**Responsible officer: Matthew Sherman, Manager Infrastructure Services**

**Attachments: 1. Fee proposal design/tender assessment**

<b>Section under the Act</b>	The grounds on which part of the Council or Committee may be closed to the public are listed in Section 90(2) & (3) of the <i>Local Government Act 1999</i> .
<b>Sub-clause and Reason:</b>	(k) - tenders for the supply of goods, the provision of services or the carrying out of works.

**Executive Summary**

The purpose of this report is to enable Council to enter into a contract with Crackerjack Consulting for aquatic design services, civil structural design services, all tender documentation and tender assessment associated with the Lameroo pool upgrade.

<p><b>RECOMMENDATION</b></p> <p>That Council</p> <ol style="list-style-type: none"> <li>exempts itself from the usual requirement to seek tenders for aquatic design services, civil structural design services, all tender documentation and tender assessment associated with the Lameroo pool upgrade, in accordance with the Exceptions Clause 7.3 of the Procurement Policy, on the basis that the pressures of time are such that an open call is not feasible.</li> <li>awards the contract to Crackerjack Consulting for aquatic design services, civil structural design services, all tender documentation and tender assessment associated with the Lameroo pool upgrade for a contract sum of \$46,500 (ex GST).</li> </ol>
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**MOVED COUNCILLOR REBECCA BOSELEY  
SECONDED COUNCILLOR PAUL IRELAND**

**That Council**

- exempts itself from the usual requirement to seek tenders for aquatic design services, civil structural design services, all tender documentation and tender assessment associated with the Lameroo pool upgrade, in accordance with the Exceptions Clause 7.3 of the Procurement Policy, on the basis that the pressures of time are such that an open call is not feasible.**
- awards the contract to Crackerjack Consulting for aquatic design services, civil structural design services, all tender documentation and tender assessment associated with the Lameroo pool upgrade for a contract sum of \$46,500 (ex GST).**

**CARRIED.**

## Background

Council proposes to allocate \$1.8M to undertake the design, tender and construction of Lameroo Pool upgrade. Council was successful in obtaining State Government grant funding of \$850,000 through the Local Government Infrastructure Partnership Programme for this project. Council is contributing a further \$950,000 in the draft 2021/22 budget (\$850,000 to match the grant funding and a carryover of \$100,000 from the 20/21 budget related to the new plant room).

## Context

Council's success in obtaining \$850,000 in State Government grant funding was announced in late March 2021. Council's grant application proposed timelines for construction with an August 2021 start and February 2022 finish.

As with all tenders there are processes that are required to be undertaken and then a resolution of Council is required. Given that we are now in May to meet the timelines identified in the grant application we need to commence the tender design drawings and specifications as soon as possible.

Council has engaged Crackerjack Consultancies previously to undertake investigations on both the Lameroo and Pinnaroo pools. After undertaking site investigations of the Lameroo Pool facility Crackerjack consulting has the knowledge and evidence to undertake all components of design and tender documentation. Their engagement now would also position Council well to be able to go to market, award the contract for construction, and commence construction works at the Lameroo Pool by August.

## Policy and statutory implications

Council has a procurement policy and we are proposing to use the exception clause of the policy to exempt this project from the usual open call for tender for design and tender documentation.

The exceptions clause states:

### *Exceptions*

*Generally, open and fair competition is best achieved by undertaking a full public tender call so all interested parties have an opportunity to bid on the call. However, there may be procurements in which a full public tender will not necessarily deliver best value for money and other market approaches may be more appropriate. Council may be exempt from the requirement to seek tenders or quotations, if:*

*.....*

*7.3 The pressures of time are such that an open call is not feasible, such as where there has been an unanticipated Council or Government policy decision*

All Council purchases must be carried out in compliance with the Local Government Act 1999 (the Act). Section 49 (a1) of the Act requires Council to develop and maintain procurement policies, practices and procedures directed towards:

- Obtaining value in the expenditure of public money, and
- Providing for ethical and fair treatment of participants, and
- Ensuring probity, accountability and transparency in the procurement process.

**Issues**

Crackerjack Consulting's has provided a detailed proposal for aquatic design services, civil structural design services, all tender documentation and tender assessment associated with the Lameroo pool upgrade. This proposal is attached.

Council has secured external grant funding for the Lameroo Pool Project. This funding will be governed by a grant agreement. Council's grant funding is contingent upon efficient and timely delivery of the project and meeting the August 2021 start date and February 2022 finish date.

To ensure Council meets its timeframes, an exemption from the standard Council procurement is proposed.

Council is able to exempt its self from the usual procurement process on the basis that the pressures of time are such that an open call is not feasible. In this case an open procurement process would result in time delays and may risk the loss of external funding.

**Alternate options**

Council has the option not to proceed with the award of contract at this particular point in time for this element of work. If this was to occur, due to the timeframes attached to the grants Council may not be able to meet its grant obligations.

**Financial implications**

Crackerjack Consulting's proposed fee to undertake aquatic design services, civil structural design services, all tender documentation and tender assessment associated with the Lameroo pool upgrade is \$46,500 (exc GST).

It is noted that the portion \$10,500 (exc GST) allocated for civil/structural design would have formed part of the 2020/21 budget allocation (\$100,000) for the new plant room.

**Work Health and Safety and Risk implications**

This report raises no new work, health and safety issues. Council faces reputational risk and embarrassment if it does not progress this project in accordance with identified timelines.

**Consultation**

Council has undertaken workshops through the budget process and allocated funds in the 2021/22 budget year to proceed with the project



PREPARED FOR  
Southern Mallee District Council  
C/O Matthew Serhman

PREPARED BY  
CRACKERJACK CONSULTING  
ENGINEERS PTY LTD

**SOUTHERN MALLEE  
DISTRICT COUNCIL  
AQUATIC ASSEST  
REMEDICATION & FUTURES  
ASSESSMENT**  
AQUATIC ENGINEERING SERVICES

JOB NO: S19\_103/03

YOUR REF:

ISSUE DATE: 16 APRIL 2021

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**COMPANY INFORMATION**

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**INTRODUCTION & RELEVANT EXPERIENCE**

*Listed below and noted in our CV's are some comparable projects that have been successfully delivered by our Engineers (either under previous employment or with Crackerjack Consulting Engineers)*

Crackerjack Consulting Engineers believes excellent communication and working hand in hand with development partners are key factors in successful projects. CJCE has built its reputation on being trusted advisors: we frequently win repeat commissions from our proactive, sympathetic approach to problem solving and diligent services.

We make it a priority to have key representatives available to clients at all times during the project. Crackerjack has the expertise and resources to ensure we consistently deliver an unparalleled, world-class professional service.



We believe our exceptional customer focus and technical knowledge, in conjunction with a close working relationship with all design team members, will ensure delivery of all design requirements and cost effective, energy efficient, sustainable innovative solutions. Our community aquatic facility solutions are always delivered with long-term value in mind.

Fleurieu Regional Aquatic Centre, Victor Harbor, (FRAC) Completed 2017 UNDER PREVIOUS EMPLOYMENT

Our experience within the sports and recreation & aquatics market extends across the country and incorporates a broad range of projects of all sizes, from complex multi-use centres through to community facilities as well as international projects.



Mackay Regional Sports Centre, Completed 2019



**LAYING THE GROUNDWORK FOR BETTER PROJECTS**

CJCE is respected in many commercial sectors for providing an unparalleled structural engineering service. We have significant experience in the design and delivery of community sports & recreation facilities, and we're excited at the opportunity to assist you with this critical piece of infrastructure. We have delivered a number of recreation facilities for local government clients over the years and have undertaken a number of similar design exercises across the country, providing an unparalleled engineering service - from multi-purpose sports facilities to elite aquatic event venues.

We support our clients by making their visions a reality. We do this by bringing together our highly skilled and experienced multidisciplinary team, listening to what it is our clients want to achieve – then challenging ourselves to deliver more.

We manage projects with a hands-on approach, ensuring a professional and timely service. Understanding the working environment of sports and leisure and in particular aquatic facilities we pride ourselves in providing the right advice at the right time so that informed decisions can be made by all parties involved in the process. We ensure all parties are involved from design to completion.



Wolfdene Recreational Centre Victoria 2019



Ripples Waterplay Sydney 2018

Technological advancements, new systems of construction and increase in the number of community sports and recreation facilities being built or refurbished, has seen a growth in the variety of style and types available. New materials, customer demands, and design trends have also been influential in the development and updating of these facilities, in particular for pools - with updated technology in hydraulic design, water reticulation, chemical & sanitary systems and the pool surroundings. We pride ourselves in keeping abreast of current and emerging technological advancements and Continual Professional Development to enable optimum solutions to be documented during each stage of the design process.



Pools can also be part of a larger environment, adjacent to a spa, gym, exercise space or a sports and recreation facility. With so many choices in aquatic design, determining the needs of the end user is the most important starting point. The location, shape, size, depth and features of a pool are all determined by how it is intended to be used – whether for exercise, relaxation or recreation.



**OPTIMISED BUILDING SOLUTIONS TAILORED TO MEET CLIENTS PROJECT SPECIFIC NEEDS.**

State and Federal Government together with private sector developers are under increasing pressure to deliver safe and effective cutting-edge design on every project within programme and budgets.

Each project we deliver is executed by skilled and experienced group of professionals who understand

how to deliver flexible and sustainable outcomes whether that be across the civil, structural or aquatic design disciplines.

CJCE work at the forefront of commercial sports and aquatic design, we have extensive experience in providing innovative, safe and sustainable facilities, able to withstand constant use and future-proofed to cope with advances in technology, usage and enhancements in the local community.



Goulburn Aquatic Centre Starting Construction 2020



Parramatta Feasibility & Concept Study 2018



Our work in commercial sports and leisure developments have demonstrated commitment to engineering design excellence within this varied and challenging growth sector. We support the design team in challenging design philosophies and providing structural forms to challenging architectural design concepts, we provide our clients with top class facilities, generating a memorable experience for the end users and a favorable financial return for the operators.

One of the primary components of any project is the engineering behind it. Our engineers have encountered almost any question or dilemma possible in the world we practice. From high water tables and expansive soils impacting on structural designs, to complex pump curves and hydraulics impacting on pool hydraulic designs, and to investigative diagnostics of existing conditions our engineers are well prepared to tackle any challenge. We continue to be extremely proud when we witness the completion of facilities in which we have had design input, come to life.



Mackay ARC 2019 (Queensland)



OTFC Wellness Centre 2018

**SUMMARY OF ENGINEERING SERVICES PROVIDED BY CJCE:-**

- Civil engineering design associated with at ground stormwater solutions, WSUD systems, pavement design surrounding building developments, including and not limited to hardstand and landscape solutions, retaining walls, carparks, drives, access roads and cross overs.
- Structural engineering design associated with substructure and footings, multi storey structures of varying forms, efficient long span structures over sports halls and aquatic/leisure facilities utilising steel portals, steel trusses, timber glulam and trussed structures, experience in concrete and steel frame design utilising various techniques such as flat slabs, band beams, composite structures to name a few. Basement structural design solutions including contiguous piled walls, sheet piled walls, concrete basement walls.
- Aquatic engineering design associated with structural design of concrete pool shells, or structural forms to support modular pool systems, plantroom designs, layouts and treatments to maintain performance, hydraulics design in relation to pool filtration systems and sanitisation solutions/options. Documentation to worlds best practice and competition standards with OH&S considerations and operational schematics for tendering purposes.

**RECENT NOTABLE PROJECTS AND OUR INVOLVEMENT INCLUDE:-**

- \$28M Kensington Swimming and Recreation Centre Upgrades (City of Melbourne) VIC. CJCE are providing aquatic design services for the 2 No. pools. Schematic design commenced October 2019.
- \$65M Northcote Arc (Northcote Indoor / Outdoor Swimming Centre Redevelopment) VIC. CJCE are providing aquatic design services for the 5 No. pools. Conceptual design currently under progress.
- Sydney Cricket & Grounds Trusts "Stadium Club" Redevelopment (NSW). CJCE were appointed to provide the aquatics return brief for the indoor/outdoor pool design which was completed July/August 2019.
- \$10M St Kilda Football Club Redevelopment. (VIC). Completed Civil/Structural and Aquatic design for the grandstand extension, pool halls, gym and surrounding carpark for stage 2 for Tender. Construction to start on site early 2020.
- \$70M Concord Oval Redevelopment (NSW). Civil/Structural and Aquatic design to the 2 Buildings and associated undercroft and basement carparking, grandstand seating, overflow carpark and rehabilitation pools. Building A is 3 storey West Tigers elite training facility with associated gyms, consultation rooms, meeting spaces, function rooms, office and admin with a basement carpark. Building B is 2 storey sports hall containing 4 No. indoor courts and associated gym and amenities. Design is currently at 100% DD awaiting further instruction from the client.
- \$65M NARC (VIC). Civil/Structural and Aquatic design to new 2 storey leisure complex with 4 No. Indoor Pools and a water slide, and surrounding carpark and landscaping incorporating OSD to meet council DA requirements. Design completed and issued for 100% DD in August 2019. Project on hold to seek funding.
- \$35M Goulburn Aquatic Centre Redevelopment (NSW). Civil/Structural and Aquatic design to new 2 storey leisure/aquatic facility with surrounding carparking, OSD and water quality treatment to meet Sydney Water requirements, 4 indoor pools with adjacent gym. Project is currently out to Tender with start on site scheduled for early 2020.
- \$15M Shepley Oval Development (Victoria). Civil and Structural design to 2 storey community facility with 2 court sports hall extension and 30 space carpark adjacent to existing Oval. Design development currently in progress. Contract documentation to be completed by Feb 2020.
- \$24M Wangaratta Indoor / Outdoor Sports Centre extension (Victoria). Civil/Structural and Aquatic design for new outdoor 50m Fina compliant pool and outdoor waterplay with indoor warm water pool extension and new plant rooms. Currently under construction.
- \$30M Mackay Regional Sports Precinct (Queensland). Structural design and Aquatic design to new pavilions, outbuildings, café, clubhouse and outdoor 50m Fina compliant pool, 25m warm up pool, Learn to Swim Pool and water play. CJCE completed the design to 70% DD for D&C procurement. Facility opened in March 2019.
- \$45M La Trobe University Sports Hub (Victoria). CJCE completed the structural frame and aquatic conceptual design for the multi court and aquatic facility.
- \$15M Wolfdene Recreation Centre (Victoria). Aquatic design for 25m indoor pool and adjacent water play area. Facility opened in March 2019.

- State Netball and Hockey Centre (Victoria). Aquatic design completed to 70% DD for D&C procurement.
- Active Leisure (ACT). CJCE appointed to test the existing shells for leaks and prepare remedial repair specifications for refurbishing the existing indoor 25m pool and adjacent Learn to Swim Pool.
- \$6.5M Novita Children Services Aquatic facilities (South Australia). Schematic design for refurbishment of existing pool with new pool proposals.
- \$15M Concept design for new function rooms and upgrade proposals at ETSA Park for Netball SA



Goulburn Aquatic Centre Under Construction 2019



Parramatta Feasibility & Concept Study 2018

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**SERVICES**

*We've chosen to build our company around listening carefully to client requests and goals. This combined with our passion for aquatics means commitment to the entire design process assisting Architects, Councils and Communities with tailored design. We don't just talk about providing excellent service to every client, we deliver.*

We focus on design of energy efficient sports and recreational facilities. Our team are all passionate about creating cutting edge projects to suit client's requirements every time.

We are committed to sustainability, minimising the use of resources and energy during the whole life of the facility. We continue to innovate ways to create energy efficient features that reduce water usage and create less waste.



Mackay ARC 2019



George Bolton Swimming Centre UNDER PREVIOUS EMPLOYMENT

The benefits of building in this manner extend beyond a reduced impact on the environment. It also results in reduced financial burden on the operator through energy savings and reduced maintenance costs.

Our goal is to design sustainable solutions that have a reduced dependency upon non-renewable energy and resources. Application of emerging technologies – as new and innovative systems become available, we investigate & evaluate their appropriateness for each application.

**AQUATIC FACILITY EVALUATIONS PLANNING ASSISTANCE & FEASIBILITY STUDIES**

Our team of engineers and qualified divers can evaluate any major pool facility including their operating systems as part of the planning process or facility audit.



Diver Dye Testing Various Facilities.

The focus of any audit, investigation or evaluation will be to define the current conditions, identify the current problems, and present possible improvement or replacement options alternatively remedial solutions.

Being experienced in project-based solutions; performing detailed water loss and other technical testing procedures, such as electrical bonding, to determine additional areas of concerns within an aquatic facility.

Successful planning for aquatic facilities relies on a collaborative design team process. Working closely with our design team partners and understanding of what assets are included in the facility, listening to what the users want, and creating options to meet the optimum aquatic environment.



George Bolton Swimming Centre



Mackay ARC Regional Sports Centre 2019

### DESIGN DEVELOPMENT

Design Development furthers the design elements included within the Civil, Structural, Mechanical and Chemical system designs.

The implementation of these key design areas allows construction budgets to be largely determined. This phase of the process is critical for coordination between the project's development partners.

During the design phase of any sports and recreational facility, we compile all construction documentation, which incorporates all construction specifications and detailed drawings necessary to construct a new or renovated facility.

Our sports and recreation facility construction documents are highly detailed and designed while keeping the budget, operation, and long-term maintenance goals in mind.

In addition, by utilizing readily available materials and traditional construction techniques, our construction documents encourage local contractor participation which in itself is sustainable

### 3D MODELLING (BIM PROJECTS TO LOD 300 OR 400)

CJCE are at the forefront of technical advancements. 3D modelling input into the BIM process provides projects with a more seamless process of design coordination to prevent construction conflicts. Utilizing 3D modelling also allows for increased ease of constructability. We are proud to offer 3D modelling & clash



detection as part of our design capability to our development partners which undoubtedly assists the facility management with a BIM level to suit their needs.



Ripples NSW 2019



Wolfdene Victoria 2018

### SPECIFICATIONS & CONSTRUCTION PHASE SERVICES/ ADMINISTRATION

Construction Documents provide the necessary information for a qualified contractor to bid and then build the sports and recreational facility. The drawings are combined with a thorough written specification to assist in preventing errors during the construction phase of a project.

During the Construction Administration phase, CJCE performs submittal and shop drawing reviews as well as onsite observations.

This provides oversight to the construction process. We will use our expertise as a professional engineering firm to help see design documents are followed in order to achieve a successful project, providing experienced personnel to answer queries throughout the construction process.

**PROJECT APPROACH, APPRECIATION & METHODOLOGY**

*Laying the groundwork for better future by creating lasting memories and memorable experiences*

CJCE have been delivering engineering and technology solutions that build and connect communities' sports & recreation facilities. Our significant experience in design and delivery of commercial community aquatic & recreation projects, is only surpassed by the enthusiasm at the opportunity to assist clients with these critical pieces of infrastructure. We have delivered a number of aquatic and recreation facilities for State & Local Government clients over the years and have undertaken a number of similar design exercises across the country, providing an unparalleled engineering service - from multi-purpose sports facilities to elite aquatic event venues. We support our clients by making their visions a reality. We do this by bringing together our highly skilled and experienced multidisciplinary team, listening to what it is our clients want to achieve and delivering an innovative solution that meets client needs. We manage projects with a hands-on approach, ensuring a professional and timely service.

We work to ensure stakeholders are involved in each step of the process, from design to completion, generating a memorable experience for end-users and a favourable financial return for operators.

Our methodology and approach involves extensive and early attendance at stakeholder meetings to dissect client brief requirements. This assists us in developing an initial return design brief which we would distribute to stakeholders and design team, and clearly communicate design parameters for the project which for an aquatic facility would include and not be limited to the following:

Pool use and bather loads, operating temperatures, turn over times in accordance with codes of practice, options investigated, and recommendations provided for chemical treatment, options for water filtration with recommendations, heat loads for boilers and heat exchangers and operational (maintaining) heat loads, assist in aquatic whole of life cost analysis and aquatic budgets.

We consider the development of return brief to be crucial in identifying design parameters and enable stakeholder's / facility operators to collaborate with the design team, operational requirements and enable optimised solutions to be provided. The return brief is a live document that is reviewed, amended to reflect stakeholder feedback and checked against the design documentation at all stages of schematic design, design development and preparation of tender documentation helping to keep stakeholders informed throughout the design process.



Concord Oval NSW (in Contract documentation)



Wolfdene Victoria 2018

Our approach is relatively simple; we bring three main components to a collaborative team environment:

#### **HONESTY:**

An honest approach, genuine connection and appreciation for the intended design is essential for creating successful project outcomes. We see this as a fundamental steppingstone building trust and understanding across the team. With an open, honest contribution and collaboration with all stakeholders, design team members and contractors. We value sharing of ideas between various disciplines and contributions of all stakeholders to achieve a successful project outcome.

#### **RESPONSIVENESS:**

Being able to decipher key deliverables and having the ability to adapt our approach to suit these. Project deliverables are always our main focus for staying ahead of the game, which enables our approach to be responsive while providing enhancements to the design process and beyond. We pride ourselves in carefully listening and understanding project objectives no matter how big or small, which results in a proactive and responsive approach.

#### **ETHICALLY SOUND APPROACH:**

To facilitate innovations and successful project outcomes, we focus on encouraging and challenging ourselves to push boundaries providing complete trust and loyalty to our clients. We do not dismiss alternative methods of thinking and/or strategies, but rather embrace these options to truly decipher whether proposed design solutions are creating the optimum outcomes. We work within the framework of our strong personal values to see the best decisions are made for the project as a whole.

#### **ORGANIZATIONAL SUSTAINABILITY AND GREEN POLICY:**

Crackerjack Consulting Engineers believes in adopting a long-term sustainable approach to the way the business is operated. We consider and manage our environmental responsibilities with our business goals and seek to adopt a sustainable approach to our methodology to benefit our clients, staff and community. Our approach not only considers the direct impact of our operations on the environment but also our engineering design approach to specifying and detailing sustainable solutions through our engineering design and documentation. We seek to push boundaries with our design approach ensuring the "optimum" sustainable solution is developed. We also carefully consider servicing of supporting infrastructure such as location and access to below ground pipe networks, balance and OSD tanks.



### SCOPE & SERVICES

**Topographical Surveys** PC Sum \$2000.00 excluding travel. Note will not be required should existing site information is available.

**Geotechnical Report**

PC Sum \$2,500.00 excluding travel. Note will not be required should existing site information is available.

### DESIGN DEVELOPMENT

Working in conjunction with mechanical / electrical consultants for assistance with project required electrical loading from aquatic plant, equipment and necessary heating load, flow meter temperature sensors to suit heating design provisions for the pool and its conditioned space. Recommendations for tiling details (including water proofing) & requirements (colours by client). Hydraulic design for proposed filtration and water sanitation proposals, all automated water testing and chemical disinfection dosing systems. All Ancillary items to allow a cost effective and efficient operational system. The design will meet world's best practice together with South Australian health guidelines (Standard for the Operation of Swimming Pools and Spa Pools in South Australia)

Detailed design of reticulation pumping system to maximise efficiency including variable speed drives (VSD's).

New Structural Design for new plantroom

New Concourses for pools.

External/Internal masonry walls.

At ground level storm water design. We anticipate roof stormwater design / downpipes/gutters will be by services engineers.

External works detailing and indication of proposed external levels on receipt of detailed topographical and boundary survey

Preparation of Structural Cad drawings.

Preparation of Civil Cad drawings

Review existing data i.e. engineering survey, services etc.

Coordination with other design team disciplines and consultants.

Detailed Structural design for remedial repairs to the 25m lap pool with all proposed DDA compliance options and sundry related items for incorporation of proposed disability lift.

Detailing of all control (movement) joints and tile movement joints as necessary.

Chemical Treatment design and layout, including WH&S equipment and signage.

detailed drawings on tiles including the pool wet deck.

All potential equipotential Bonding details for "earthing requirements" to AS 3000-2007 section 5.6.2.6

The tiling of pools - all specifications for the tiling including adhesion methods and surface preparation will be specified in accordance to the relevant Australian Standards, however, the selection of colours, patterns and / or decorative elements are to be provided by the architect.

Confirm design development stage and sign off by client and architect prior to final documentation for Tender.

**DOCUMENTATION & TENDERING**

Project specific specification for all civil, structural and aquatic requirements as well as filing. Documentation in electronic format to suit client / project requirements as agreed from return brief (AUTOCAD). Aquatic structural design and concrete details for pool shell and associated water proofing. (Note: coordination of building water proofing requirements included) plantroom equipment schedules and layouts all pipework layouts and details for both filtered and soiled water. Electrical earth bonding requirements to be detailed and coordinated with the project electrical engineers. Tile layout and movement joint detailed drawings. Final coordination meeting clarifying all documentation meets client satisfaction prior to Tender.

At all stages of the nominated project, deliverables will be reviewed, and we will seek approval to progress to the next stage.

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### AQUATIC DESIGN SERVICES

Working collaboratively with Southern Mallee District Council, together with the selected consultant team, to meet their needs & develop remedial plans.

- Make the aquatic facility universally accessible, secure, safe and inviting to use; and complete the scope of work in stages, within Council's timeline and budget.
- 25m pool and wading pool hydraulic separation
- Concept design for the refurbishment of the 25M lap pool with all proposed DDA compliance options and sundry related items.
- This includes structural reconfiguration of the 25m pool soiled water return gutters and providing a new wet deck design and details for increased turnover times and reticulation
- Detailing of all control (movement) joints and tile movement joints as necessary.
- Concept Hydraulic design and documentation of the 25M lap pool, balance and backwash tanks (to SA standards)
- Concept reticulation works within the plant room.
- Provide pool plant and filtration spatial information
- Allowance for meetings as requested by Southern Mallee District Council on a predetermined basis for up to four meetings.
- Develop space planning concepts and establish schematic design parameters with client and seek agreement.
- Prepare and issue Schematic design as listed above with appropriate site plans, floor plans.
- Coordinate and liaise with client and consultant design team.
- Providing waterproofing details, including pool tile finishes, finger grips, wet deck details in conjunction with the client team.
- Water treatment and conditioning systems, including pool temperature control and reticulation pipework.
- Associated pool services, fitments and equipment, including but not necessarily limited to equipment, earth bonding, chemical storage, pool maintenance and management control systems.
- Advice on life cycle performance of associated pool plant for a design life of 25 years.
- Design and detailing of all pipe runs, including in-pool and in-tank pipework.
- Design and detailing specifying all plant, including but not limited to, filters, pumps, chemical testing and dosing plant, valves, UV and all other required elements.
- Chlorine design and layout, including WH&S equipment and signage.
- Detailed drawings on tile replacement including the pool wet deck.
- All potential equipotential Bonding details for "earthing requirements" to AS 3000-2007 section 5.6.2.6.
- Note: All concrete pool and ancillary structures are designed to current Australian Standards including AS 3600-2009 "Concrete Structures" and AS: 3735-2001 "Design of Concrete Structures for Retaining Liquids".
- Full specifications for all surface finishes as required by the client, including tiling of the pools and wet deck gutter details. The tiling of pools - all specifications for the tiling including adhesion methods and



surface preparation will be specified in accordance to the relevant Australian Standards, however, the selection of colours, patterns and / or decorative elements are to be provided by the architect.

- Specification for all pool furniture, including handrails to the pool(s) with compliant stainless-steel handrails gutter grating, lane ropes and anchors, starting blocks, false start and backstroke marker poles and lines, pool blankets and storage reels, pool vacuum cleaner and water features.
- Detailed independent specifications and tender return forms for the filtration and water treatment works.
- Recommendations and details will be provided for the pool water heating systems; however, these will require confirmation with the specialist services, (mechanical engineer), heating requirements to heat exchanger will be provided if included in the project. Our design allows for matching existing site conditions on a "like for like" basis.
- Specification of all required warning signage, tiles and colours as advised by the Royal Life Saving Society of Australia for pools and concourses.
- Submit final plans for certification.

**Civil / Structural Design**

- Design and details will be provided for the new plantroom requirements and existing balance tank separation for hydraulic separation of the pools
- New Concrete Concourse design
- Specification of all required warning signage, tiles and colours as advised by the Royal Life Saving Society of Australia for pools and concourses.
- Submit final plans for certification.

We have provided fees for Aquatic design services and Civil Structural Design as follows:

Item	Aquatic Design Task Description	Lump Sum Price (\$ ex GST)
1	Design Development	\$29,000.00
2	Contract Documentation for Tender	\$7,000.00
3	Tender RFI's	Hourly Rates
	Total	\$36,000.00

Item	Civil / Structural Design Task Description	Lump Sum Price (\$ ex GST)
1	Civil / Structural Design Development	\$8,000.00
2	Contract Documentation for Tender	\$2,500.00
3	Tender RFI's	Hourly Rates
	Total	\$10,500.00

SCHEDULE OF RATES (PROJECT RESOURCES)

Ongoing or Additional Resources	Unit	Unit Rate (\$/Hr. ex GST)
Serhan Halil (Director)	Hour	\$200.00
Neil Davey (Director)	Hour	\$200.00
Carmine Perrotta (Engineer)	Hour	\$150.00
William Li	Hour	\$140.00
Dave Love (Structural Technician)	Hour	\$110.00

CONFIDENTIAL



**DIRECTORS**

*As Directors, Serhan & Neil have led all concept work, branding, and marketing. They have also optimized and refined their systems and operations for organizational growth and success*

**SERHAN HALIL** BEng(Hons) CEng MStructE MIEAust CPEng NER



Leading the Melbourne office & having over 20 years' consultancy experience working in Nationally in Australia and the United Kingdom, Serhan is responsible for providing high quality and cost-effective scheme and detailed designs to Commercial Buildings, including structural audit reports to damaged buildings.

One of his strengths is the ability to carefully listen to client's requirements and formulate an efficient effective plan of action for delivery of services. Serhan also possesses a strong business foundation and the creative design skills necessary to lead any project. Innovative thinking built upon proven engineering techniques

assists CJCE into a growing highly regarded consulting firm.

Serhan has developed extensive experience in delivering multi-disciplinary commercial buildings, multimillion-dollar Health Care Projects and was previously an Associate and Team Leader responsible for design and management of projects from inception to completion as well as running teams of up to 16 Civil / Structural Engineers & Technicians.

**NEIL DAVEY** BEng (Hons) CPEng FIEAust NER RPEQ



Heading the Adelaide office and working on many Iconic National Projects such as the Sydney Cricket Ground Members Redevelopment, Neil has over 30 years consulting engineering experience. Working globally over the last 11 years Neil has managed and developed Civil / Structural teams, he also dedicates time for the development of the Aquatic Industry as a Director of the Swimming Pools and Spas Association of Australia.

Neil also possesses a strong business foundation and creative design skills necessary to lead any project. Innovative thinking built upon proven engineering

techniques assists CJCE into a growing highly regarded multi-disciplinary consulting firm.

Neil has extensive experience in delivering high quality practical and cost-effective design solutions. Understanding and listening to client's requirements has earned a highly regarded global client reputation with FTSE 100 companies as well as globally recognized branded organizations together with world renowned education providers such as Geelong Grammar School.

Experience has provided Neil with direct knowledge of all aquatics, from pools to amenities and fountains. His aquatics knowledge and communication skills have been key assets in achieving successful projects.

**INCLUSIONS**

The proposed fees include the following: - all postage, telephone calls and facsimiles - printing of documents as required by Crackerjack Consulting Engineers.

**DISBURSEMENTS**

Disbursements will be charged at cost plus 15%.

**VALIDITY**

This offer is valid for acceptance for 3 months from date of this offer. Crackerjack Consulting Engineers reserve the right to change the offer beyond this period.

Should you require clarification of any issue or any further details, please do not hesitate to contact me.

Yours Sincerely

Finally, Crackerjack Consulting Engineers believe we have the necessary innovation and practical knowledge to improve efficiency of any commercial project. We look forward to being given an opportunity of having a further discussion regarding the above capability. If you have any queries relating to anything within this capability, please do not hesitate to contact us.

Yours Sincerely



**Neil J Davey BEng (Hons) FIEAust CPEng NER RPEQ**  
Director  
Crackerjack Consulting Engineers Pty Ltd

**18 CONFIDENTIAL ITEMS****18.1 LAMEROO SWIMMING POOL****RECOMMENDATION**

That having considered agenda Item 18.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2022, as to if this order is to continue in operation.

**MOVED COUNCILLOR NEVILLE PFEIFFER**

**SECONDED COUNCILLOR MICK SPARNON**

That having considered agenda Item 18.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2022, as to if this order is to continue in operation.

**CARRIED.**