

MACGROARTY Robynne

From: ELLIOTT Nicholas
Sent: Monday, 25 August 2014 2:07 PM
To: EDEN Richard
Subject: FW: GCAC - ROOF

Hi Richard,

FYI – Don has provided a good summary below of the design considerations and the associated budgetary constraints for the pool. Unfortunately the record August rain over the last few days impacted on our event just as it did many other outdoor events.

Nick.

From: Don Hewitt [mailto:Don.Hewitt@coordinatorgeneral.qld.gov.au]
Sent: Monday, 25 August 2014 1:45 PM
To: ELLIOTT Nicholas; Ian Whitehead (Ian.Whitehead@goldoc.com); RPASCOE@goldcoast.qld.gov.au
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Subject: GCAC - ROOF

Gents

Given the current press, following is some background info on the pool roof issue;

Bid

- Bid/Games philosophy has always been the provision of cost effective, functional new venues with a lasting legacy post the Games i.e.; no oversized/operational "white elephants" as has occurred on some previous Commonwealth Games, Olympics etc.
- The new open air facility is the legacy design presented to the CGF during the successful Bid process

Games Pool Venues Benchmarking

- London Olympics indoor pool complex cost in the order of \$545M Aus in 2012 i.e.; more than the whole Games venue budget, it has less 'pool' facilities than GCAC
- Glasgow Games upgrades to existing indoor pool and dive facilities cost approx. \$103M Aus in 2013 i.e.; more than double the GCAC cost
- It isn't unusual for permanent and temporary overlay seating stands at sport venues to be partially roofed or not roofed e.g.; most stadia roofs only cover approx. 60-80% of seats, non –roofed temporary seating examples at Glasgow Games including lawn bowls, hockey, marathon, Gold Coast V8 series etc

GCAC Legacy Design

- The Council's brief/requirement has always been for the redevelopment/upgrading of the existing successful elite training and community outdoor pool complex with-in the Broadwater Parklands setting taking advantage of the Gold Coasts temperate climate and outdoor life style.
- A fully "weatherproof" facility to negate the extreme weather experienced at the Pan Pacs isn't simply a roof, it would require a completely weather proof "building" with roof and full walls.
- Provision of a permanent roof/enclosure to the competition pool and associated seating would add significant capital costs to the construction/Games budget and significant operational/maintenance costs for the Council in legacy in addition to detracting the facility's appearance/iconic Broadwater setting.
- Costs associated with a permanent building would also include capital/operational costs for upgraded pool plant, capital/operational cost for air conditioning/mechanical ventilation/lighting and capital costs for permanent seating and associated structure.
- In addition to operational costs, a fully enclosed roofed permanent facility would increase Council's building maintenance costs given the location's harsh marine environment and the impact of indoor pool environments on structures and finishes.

- The legacy facility has been designed to accommodate temporary additional seating and overlay structures for special events such as the Pan Pacific Championships and the Commonwealth Games which may include shade/weatherproofing structures over seating areas and the competition pool at the discretion of event organisers.
- Design work has been carried out on temporary roofing options for the competition pool and associated temporary overlay seating stands.
- Footings have been built in the legacy works under the pool deck (i.e.; where it would be costly/difficult to do in the future) for a temporary/permanent future roof over the competition pool if required by Council or event organisers. Additional footings (around the perimeter of the seating stands) or ballast would be required for temp/permanent roofing over stands.
- A weather station has been installed on the dive tower from early in the construction phase to provide site weather data to assist with understanding weather implications on the Games Diving venue operations/requirements.
- Based on previous discussions with Diving AUS, a Dive competition wouldn't have proceed in weather experienced at the Pan Pacs.

Pan Pacs Overlay

- My understanding is the decision was made by the event stakeholders not to provide a temporary roof to the competition pool and spectators West Stand based on event budget constraints and an August rain minimal risk assessment.
- The overlay temporary seat contractor has designed/developed a cost effective temporary cantilevered roof for the smaller East Stand specifically for the Pan Pacs,
- iEDM have indicated this roof design is now considered feasible for larger stands with 18m cantilever roofs achievable i.e.; suitable for the West Stand temp seating provided for the Pan Pac's, could be utilised for future overlays
- A Pan Pac's overlay de-brief meeting is being arranged with Swimming AUS and iEDM.
- Outcomes of de-brief to be reviewed with GOLDOC, Council, VWG and VESC.

2018 Games Overlay

- The Games overlay budget includes an allowance for roofs over the spectator seating stands to swimming and diving completion pools.
- Preliminary design option/costing studies have been carried out for temporary roofing.
- It should be noted the seating stands can't be fully roofed if there is no pool roof due to daytime roof shadows impacting on pool/deck broadcasting.
- It is recommend a 2018 Games overlay/budget review occurs based on Pan Pac learnings, costings etc. Issues to review include extent of temp roofs, seating numbers/location, sports presentation requirements, temp athlete facilities, public entry/facilities etc
- It is recommend a Dive venue overlay and location review occurs.

Regards
Don

Don Hewitt

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