

Whanganui East Pool

Confidential Management Review – Part B

Condition Assessment

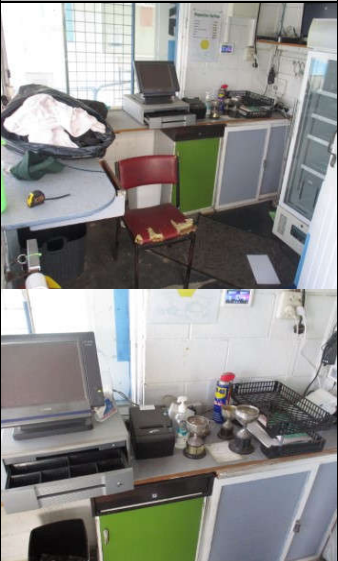
Prepared for: Whanganui District Council
July 2022



Reception, Foyer & Staff Areas

Date: 20 July 2022

Site Visited: Whanganui East Pool

| Area | Watershed Comments | Ref. |
|--|--|------|
|  | General view of the interior which is presented poorly and requires organising and tidying (Pay / Ticket Office) | 1 |

Observations/Recommendations (in addition to those above):






- The interior of the pay / ticket office was poorly presented and requires organising and tidying. Our initial impression of the area was that people just "locked up and walked away" at the end of the season with little regard for procedures being completed for the winter shutdown period.





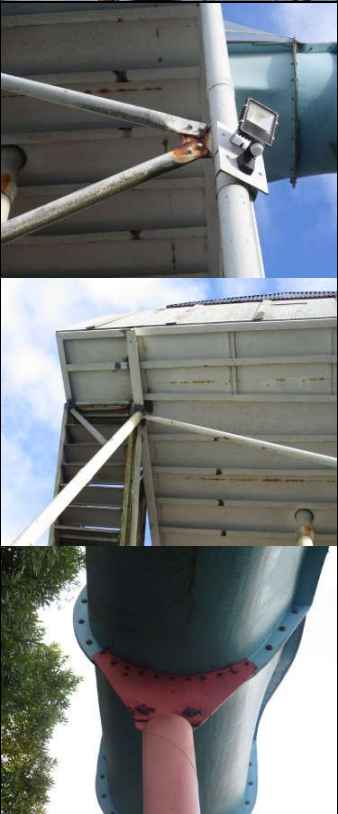

Pool and Slide

Date: 20 July 2022





Site Visited: Whanganui East Pool

| Area | Watershed Comments | Ref. |
|---|---|------|
|  | General view of the main pool | 1 |
|  | View of the diving board which is in reasonable condition | 2 |
|  | The refurbishment works from 2016 / 17 appear to have held up well; there were however minor cracks observed to the pool floor | 3 |
|  | There is corrosion to the steel footing of the flood light that requires a rust treatment. This is indicative to all the steel footings of the flood lights | 4 |
|  | General view of the hydro slide exit chute pool | 5 |

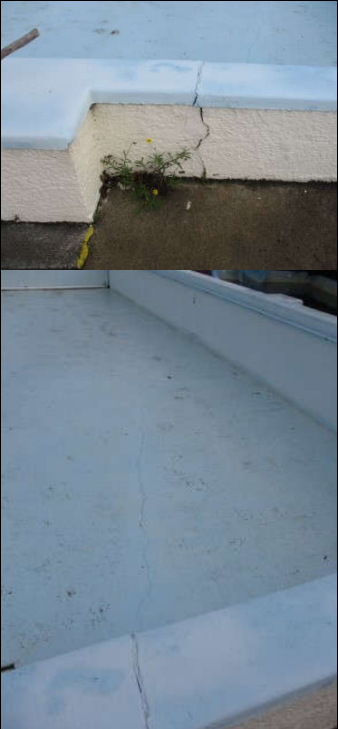



| Area | Watershed Comments | Ref. |
|---|---|------|
|  | View of the slide stairs | 6 |
|  | General view of the slide tower | 7 |
|  | There is minor corrosion to the slide tower along with the slide brackets and fixings that require a rust treatment | 8 |
|  | General view of the slide which has a build-up of slime / algae and is in need of a clean pre-season | 9 |



| Area | Watershed Comments | Ref. |
|---|--|------|
|   | <p>We noted that these two pool covers were located nowhere near the pool, and we would suggest that they should be relocated closer to the pool where they can be used. They should also have a cover over them for protection during the winter and not in use</p> | 10 |
|   | <p>General views of the learn-to-swim pool</p> | 11 |



| Area | Watershed Comments | Ref. |
|---|---|------|
|  | There are cracks that run over the head wall, down across the floor, and up the diagonally opposing wall of the learn-to-swim pool which require repair | 12 |
|  | View of the drain valve for the learn-to-swim pool | 13 |

Observations/Recommendations (in addition to those above):




- The refurbishment works for the main pool undertaken in 2016 / 17 appear to have held up well. We did, however, observe that there were minor cracks to the pool floor that in our opinion, are likely to be superficial and not of concern.
- The learn-to-swim pool has cracks that run over the head wall, down across the floor, and up the diagonally opposing wall. Based on our experience we would suggest that this could be related to minor slumping of the pool and while not a problem, should be monitored moving forward. We recommend that the cracks are repaired to give a better idea of any potential movement that is evident over the coming years.
- Prior to summer opening for the 2022 / 23 season, there should be a full schedule of works that are well planned to enable the facility to open in time and be well presented. This includes pre-season servicing requirements, addressing any maintenance issues, making chemicals available on site, ensuring procedures are current and compliant and a general tidy up of the facility. Given the work required, these will need to be planned well in advance of season opening.





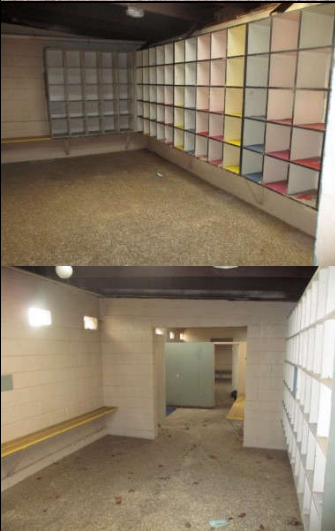

Changing Rooms

Date: 20 July 2022






Site Visited: Whanganui East Pool

| Area | Watershed Comments | Ref. |
|---|--|------|
|  | General views of the interior (Women's Changing Room / Toilets) | 1 |
|  | There was rubbish still left in the bin that requires clearing (Women's Changing Room / Toilets) | 2 |
|  | View of the building paper that is ripped and requires replacement (Women's Changing Room / Toilets) | 3 |
|  | There is no hot water available at the hand basin (Women's Changing Room / Toilets) | 4 |



| Area | Watershed Comments | Ref. |
|---|---|------|
|  | Close up view of the storage cubicles which are in poor condition and require replacement (Women's Changing Room / Toilets) | 5 |
|  | The epoxy resin floor surface is in reasonable condition (Women's Changing Room / Toilets) | 6 |
|  | General views of the interior (Men's Changing Room / Toilets) | 7 |
|  | General view of the showers (Men's Changing Room / Toilets) | 8 |



| Area | Watershed Comments | Ref. |
|---|---|------|
|  | <p>Views of the storage cubicles which are in poor condition and require replacement. This is indicative to all the storage cubicles in this facility (Men's Changing Room / Toilets)</p> | 9 |
|  | <p>The floor is dirty and requires cleaning (Men's Changing Room / Toilets)</p> | 10 |
|  | <p>There was rubbish still left in the bin that requires clearing (Men's Changing Room / Toilets)</p> | 11 |
|  | <p>General view of the interior (Men's Changing Room / Toilets)</p> | 12 |
|  | <p>There is no hot water available at the hand basin (Men's Changing Room / Toilets)</p> | 13 |



Observations/Recommendations (in addition to those above):






- While the change facilities are basic and generally in an acceptable condition, there are minor maintenance items required in areas as noted. We also noted that there is no hot water for hand washing. We recommend that hot water is provided to the hand basins for hygiene purposes.






Plant, Boiler and Chemical Room

Date: 20 July 2022


Site Visited: Whanganui East Pool

| Area | Watershed Comments | Ref. |
|---|---|------|
|  | General view of the interior (Plant Room) | 1 |
|  | View of two older gas water heaters that were not in use (Plant Room) | 2 |
|  | There was water still in the system, a clear indication of no winterisation of plant. This should be dry and free of water when not in operation (Plant Room) | 3 |
|  | View of the filters for the hydro slides (Plant Room) | 4 |
|  | The hydro slide appears to be using a manual system for dosing chlorine tablets | 5 |



| Area | Watershed Comments | Ref. |
|--|--|------|
|  | View of the feeder for the hydro slide chlorine dispensing unit | 6 |
|  | View of the heat exchanger. This area is poorly presented and requires tidying | 7 |
|  | Views of the boiler system which appears to be at the end of its life | 8 |



| Area | Watershed Comments | Ref. |
|---|--|------|
|  | View of the hydro slide pump shed | 9 |
|  | View of the lift pump for the hydro slide which is in average condition | 10 |
|  | View of the interior (Chemical Storage Room) | 11 |
|  | View of the Rinnai gas heater. The unit states that the gas type to be used is LPG however we were unable to view any LPG bottles in use | 12 |

Observations/Recommendations (in addition to those above):

- There was still water evident in the pipework, pumps, and lint strainers even though the facility was closed for the winter. Our initial impression of the area was that people just “locked up and walked away” with little regard for procedures or winterisation being completed for the shutdown period. This will add time and potentially have cost implications pre-season due to a lack of clear procedures. This in turn will lead to accelerated deterioration of the plant and equipment and therefore a shorter lifespan.




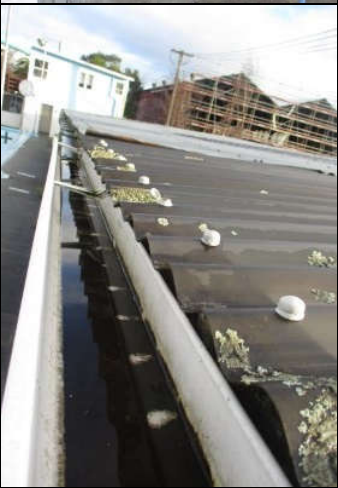

- There is a Rinnai gas heater in the Chemical Storage Room where the unit states that the gas type to be used is LPG however we were unable to view any LPG bottles within or around the facility. We had questions about the type of gas being used for the unit and ensuring that it was correctly set up for mains fed natural gas as opposed to LPG.
- The hydro slide appears to be using a manual dosing system for the chlorine tablets and we assume the manual dosing for pH control. This places increased reliance on staff, many of whom are likely to be part time summer fill-ins, to regularly test water, interpret results, and take affirmative action in adjusting manual dosing levels. Given the time this would take, and the heightened risk of not getting things right we recommend an automated dosing management system is installed to control disinfection and pH for the hydro slide. Ideally, this would be the same system as one used at Splash to take advantage of staff knowledge, and by keeping plant uniform this will allow for a more streamlined approach in dealing with repairs and maintenance.
- The boiler appeared to be end of life and while we were unable to access the area where the boiler is located, what we observed of the unit over the fence supported that the boiler needs to be replaced if it is used. If the boiler is not in use, nor intended to be replaced, it would make sense to dispose of the boiler and cap all of the services.








Grounds & Building Exterior

Date: 20 July 2022





Site Visited: Whanganui East Pool

| Area | Watershed Comments | Ref. |
|---|---|------|
|  | General views of the building exterior (Pay Office) | 1 |
|  | The roof has lichen growth which will require chemical treatment to remove followed by a wash. The gutters need clearing to remove a build-up of dirt and grime | 2 |
|  | We did not access the club rooms due to the "danger sign" and the poor condition of the stairs and deck | 3 |



| Area | Watershed Comments | Ref. |
|---|---|------|
|  | View of the balance tank | 4 |
|  | The bleacher seating is in good condition | 5 |
|  | The shade sail appears to have mould and requires a "Wet & Forget" type of treatment | 6 |
|  | The hydro slide stairs have had a "plate" fixed over the top of the original stair treads (we are assuming) due to rusting of the original treads | 7 |
|  | View of the slide entrance at the top of the tower | 8 |



| Area | Watershed Comments | Ref. |
|---|--|-----------|
|  | <p>There is rust and corrosion in a number of areas across the tower, stairs, balustrades, and landing that all require a rust treatment</p> | <p>9</p> |
|  | <p>The stairs were very slippery with slime and required cleaning</p> | <p>10</p> |
|  | <p>View of the adjacent land to the stands / bleacher seating. We were unsure if the ownership and use of this land is part of the pool or the neighbouring property</p> | <p>11</p> |
|  | <p>The right-of-way (R.O.W) was fenced off due to works at the neighbouring property and we were unable to access and assess the exterior of the facility down the R.O.W</p> | <p>12</p> |



Observations/Recommendations (in addition to those above):


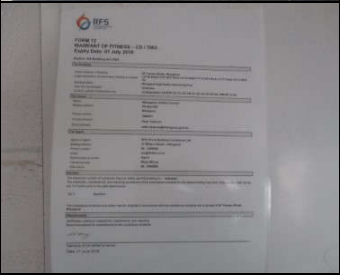


- We did not access the club rooms due to the “danger sign” and the poor condition of the stairs and deck.
- A general pre-season clean and building wash will be required, along with any maintenance requirements.





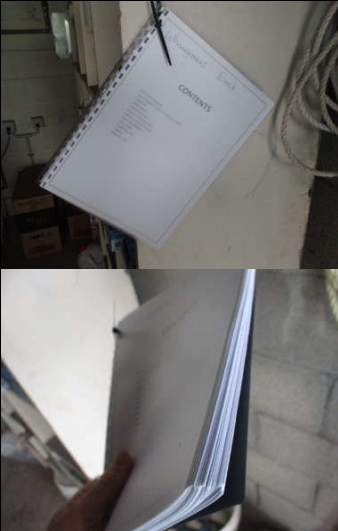
Health & Safety/Compliance

Date: 20 July 2022





Site Visited: Whanganui East Pool

| Area | Watershed Comments | Ref. |
|---|---|------|
|  | The fire extinguisher's test date is current (Pay Office) | 1 |
|  | The building warrant of fitness on display in the Pay Office building expired July 2019 | 2 |
|  | View of a second building warrant of fitness that had expired in July 2020 | 3 |
|  | Based on the age and the visual characteristics of this distribution board, we suspected this to be an asbestos containing material (Chemical Room) | 4 |







| Area | Watershed Comments | Ref. |
|---|--|------|
|  | The exposed hot water pipes are a hazard and require covering (Womens Changing Room) | 5 |
|  | There are no Safety Data Sheets displayed by the chemicals. The chemicals were not stored correctly as the lids were off | 6 |
|  | There is no quick reference guide with the booklet. This is not compliant to HSN regulations | 7 |



| Area | Watershed Comments | Ref. |
|---|---|-----------|
|  | <p>The signage is inaccurate as there are no chemicals stored here except for disinfectant</p> | <p>8</p> |
|  | <p>The Safety Data Sheets over the cyanuric acid and soda ash are incorrect (Plant Room)</p> | <p>9</p> |
|  | <p>Based on the age and the visual characteristics of this distribution board, we suspected this to be an asbestos containing material (Plant Room)</p> | <p>10</p> |
|  | <p>These chemicals are poorly stored and unlabelled (Plant Room)</p> | <p>11</p> |
|  | <p>The fire extinguisher's test date is current (Plant Room)</p> | <p>12</p> |
|  | <p>The corresponding Safety Data Sheets are available with the calcium hypochlorite (Plant Room)</p> | <p>13</p> |



| Area | Watershed Comments | Ref. |
|---|---|------|
|  | <p>The chlorine container is incorrectly stored. We recommend that chemicals are stored with lids (Plant Room)</p> | 14 |
|  | <p>There are "every day" chemicals stored throughout which should be in another room (Plant Room)</p> | 15 |
|  | <p>The hydro slide rules have been blanked out and covered over with paint</p> | 16 |
|  | <p>The entrance ramp appears too steep; making it difficult for wheelchair users, therefore it is most likely non-compliant</p> | 17 |

Observations/Recommendations (in addition to those above):

- Does the facility have an asbestos management plan? Given the likelihood of asbestos or asbestos containing material due to the age of the facility, there should be asbestos management plan and any identified asbestos noted and included in the hazard register.
- Chemical storage and labelling are generally poorly managed. This includes open containers, poor separation, unidentified items and a lack of safety data sheets which would be required in the event of an emergency. Again, it appears that staff up and left without following any clear procedures post season. We would expect at the least for all open containers and/or bags of chemicals to have been sealed, and in some cases disposed of compliantly as they will have a shelf life.



Whanganui East Pool

July 2022

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Audit Date: 20 July 2022