



Dumbleyung Swimming Pool Redevelopment Project Update

Two key milestone decisions relating to the Dumbleyung Swimming Pool Redevelopment Project were made at the November 2024 Ordinary Meeting of Dumbleyung Shire Council.

The first decision confirms a preferred design solution to establish a drainage system that connects both to the new swimming pool and the broader pool precinct site.

The aim of the proposed drainage system is to capture and remove subsurface water to protect underground pool infrastructure and surrounding buildings.

Once captured water reaches the swimming pool drainage system, it is then conveyed to a new sump located on the south eastern corner of the pool site.

The design incorporates four new west east parallel running subsoil drains plus a new french drain installed to the rear of the existing buildings located on the southern side of the site.

Additional above ground rainwater tanks are also envisaged to collect stormwater runoff from those southern buildings.

Whilst the pool precinct is highly unlikely to ever achieve complete site dryness (due to presence of high clay content soils), the proposed drainage system looks to establish three levels of defence:-

- Capture and redistribute subsurface water from the first west east running main drain located along Violet Lane (north of the site)
- Capture other subsurface water that breaches the Violet Lane drain via three additional drains located within the pool precinct site
- Swimming pool drainage system to both protect underground infrastructure and capture and redistribute collected water from the other drains

The other key decision relates to key elements of the actual tender strategy to be utilised by the Shire of Dumbleyung when going out into the market to seek prices to build a new swimming pool. These are summarised as follows:-

- Tender Issue & Closure Dates – To achieve the best response rate (given impending Xmas & New Year shut down and holiday period), the tender be issued on Saturday 1st February 2025 and the remain open for four weeks closing at 4pm Friday 28th February 2025. A public tender opening process to be conducted in the Dumbleyung Shire Council Chambers directly after the tender closure time.
- Tender Submissions – All tender submissions to either be posted or hand delivered to the Shire of Dumbleyung Administration Office where a Tender Box will be made available for submissions to be deposited. No email or electronic delivery of tender submissions will be accepted.



- Tender Briefing – A non-mandatory tender briefing to be made available for interested contractors on Friday 7th February 2025 at the Dumbleyung Swimming Pool site (to be coordinated between consulting architects and Shire staff).
- Tender Inclusions (Pool Design) – Compulsory for contractors to submit a conforming tender in accordance with the Dumbleyung Swimming Pool Redevelopment detailed design and Dumbleyung Swimming Pool Precinct Drainage concept design.
- Tender Inclusions (Buy Local) – Compulsory for tenderers to include and itemise all local (Shire of Dumbleyung located) contractors and suppliers of goods and services as part of the overall contract.
- Tender Optional Inclusions – Interested contractors are invited to submit non-conforming tenders (e.g. Design and Construct Proposals), but only on the condition that a conforming tender has been submitted.
- Tender Inclusion Masterplan – All tenders to ensure that due consideration has been given to the Dumbleyung Swimming Pool Masterplan to ensure that future site expansion and development areas remain protected.
- Tender Inclusion Cost Savings – Tenderers are required to itemise any identified project cost savings for Shire consideration.
- Tender Construction Timeframe – A 52 week period is considered a reasonable timeframe to deliver and complete the project.
- Tender Assessment Criteria – The following tender assessment criteria is adopted, Price (40%), Relevant Experience (30%), Demonstrated Understanding & Methodology (20%), Key Personnel, Skills & Resources (10%).
- Tender Assessment Panel – To be represented by all Shire Councillors, Shire CEO, Shire Director of Infrastructure and Shire Director of Corporate Services and supported by Shire consulting architect, Shire consulting pool engineer and Shire Project Manager(s).
- Tender Award – Shire may grant preferred tender status to a shortlisted tenderer based on the tender submission as lodged or for further negotiation around the proposed project delivery methodology (and pricing).
- Tender Non-Acceptance – Shire to retain the right to not accept any or all tenders as submitted, particularly if tender pricing exceeds the funding available.

So we are all systems go in an effort to seek and secure competitive contract pricing to build a new swimming pool for Dumbleyung. Stay tuned for further project updates in 2025.