



Concrete Seal
WATERPROOFING & REMEDIAL
EST 1996



Olims Hotel Brisbane

Swimming Pool Major Renovation

The Project

Swimming Pool Major Renovation and Complete Remediation

Site: Olims Hotel Brisbane CTS 3563

The historic Olims Hotel Complex is located at Kangaroo Point, featuring spectacular views of the Brisbane River and City Skyline. The swimming pool at the complex is over 30 years old and had been empty for almost 2 years prior to Concrete Seal Waterproofing's successful tender submission for the complete remediation and major refurbishment of the pool.

The outcome sought by the Body Corporate was to "Beautify and Restore" the swimming pool to full working condition with a modern appearance and to eliminate the leaking observed through the existing underwater windows.

Highlights

1. The pool was handed back to the Body Corporate with a stunning and professional appearance, which included an upgrade to granite tiles on the pool concourse area and the installation of a high performing epoxy pool coating. The job was done over the 2018-2019 Christmas/ New Year period and completed in around 8 weeks.
2. An excellent working relationship was formed between Concrete Seal's site team and the Olims Body Corporate delegates who worked collaboratively to achieve this outstanding value for money result.
3. On a technical level, Concrete Seal:-
 - Successfully demolished the existing underwater pool windows, designed, engineered and installed high strength construction grout to the prepared window voids, providing a revived complete pool shell surface.
 - Successful remediation to the Overhang Slab and Concourse areas complete with granite tile installation.
 - Return to service and handover an aesthetically pleasing and functional swimming pool commensurate with pools found in any 4-star luxury hotel.



The pictures included show the existing condition prior to the commencement of the job.



The scope is divided into 8 main areas for this job:-

1. Demolition and removal of the underwater windows, waterline and concourse tiles.
2. Design, engineer and install high strength construction grout to the prepared window voids.
3. Concrete repair to severe spalling to the Overhang Slab edge.
4. Install appropriate waterproofing systems.
5. Prepare and re-coat the pool surface including waterline tiles.
6. Re-tile the concourse areas.
7. Re-paint all areas affected by the renovation works.
8. Design, manufacture and install new pool pump pit lid and fencing.





Window Void Remediation



Excavating window voids



Install waterstop



Install steel reinforcing



Pour construction grout

Concourse Repairs



Identify repair area and mark out



Excavate loose concrete and prepare steel



Install epoxy resin system



Waterproofing prepared concourse



Overhang Slab Remediation



Excavate loose and flaky concrete



Clean and treat steel. Install new steel as required



Formed up and poured using engineered mortar

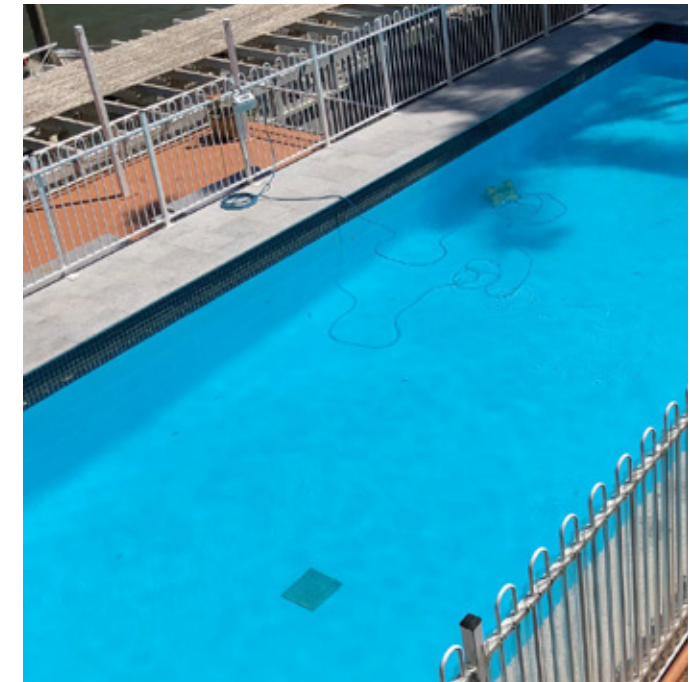


Fully waterproofed concourse and overhang slab

Tiling, Pool Coating and Pump lid



Granite tile installation



Pool coating installation



Pool Pump Pit Lid Refurbishment with new Aluminum Checker Plate Lid and matching fence







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