

CABINET

20 APRIL 2004

MAJOR REFURBISHMENT WORKS RIVER PARK LEISURE CENTRE

REPORT OF DIRECTOR OF COMMUNITY SERVICES

Contact Officer: Nigel Trowell Tel No: 01962 848403

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

The report seeks an agreement from Cabinet as to those items of work at River Park Leisure Centre, which should be fully investigated and costed as part of the planned maintenance to be undertaken in 2005. The works are divided into three categories Essential (£1m), Necessary (£0.4m) and Desirable (£0.1m). At the time of retendering the Council were already anticipating the need to replace several key items of plant i.e. boilers and filters, and therefore DC Leisure were asked to take into account a substantial closure period in 2005. The Council is responsible for the works themselves but DC Leisure will bear the loss of income during the closure period. Therefore it would be prudent to carry out other works at this time.

RECOMMENDATIONS:

- 1 That Cabinet determines the extent of the works, which should be considered in the next stage of project development.
- 2 That the Director of Community Services be authorised to incur reasonable expenditure of up to £25,000 from the existing capital programme provision to obtain technical advice on the nature and cost of these works.
- 3 That a subsequent report be made to Cabinet on project costs and implications.

CABINET20 APRIL 2004MAJOR REFURBISHMENT WORKS RIVER PARK LEISURE CENTREREPORT OF DIRECTOR OF COMMUNITY SERVICESDETAIL:1 Introduction

- 1.1 River Park Leisure Centre is the main centre for indoor sports in the District. The swimming pools opened in 1974, with the dry sports area added in 1981. In January 1987 the original pool building was destroyed by fire. This was rebuilt, with the addition of the flume and health suite, and the centre re-opened in October 1988. On the 1st January 1992 the centre's management was taken over by a private management company, DC Leisure, following a competitive tendering process with a contract for six years. This contract was subsequently renewed after a retendering process and now runs until 2008
- 1.2 In brief the terms of the contract in relation to repair and maintenance are:-
- (a) The Council is responsible for the external fabric and integrity of the structure as a whole, and mechanical and electrical plant of individual replacement value exceeding £6,000
 - (b) DC Leisure is responsible for carrying out defined building maintenance to the inside of the structure; to walls, internal surfaces and floor finishes, ironmongery and drainage situated within the building fabric. DC Leisure must also carry out maintenance to all items of equipment defined within an asset register, including individual replacement of electrical and plant items up to £6,000 in value.
- 1.3 On taking over the contract, DC Leisure carried out some refurbishment including the provision of a new health and fitness suite, improved training area, improvements to the car park, and provided an improved food and beverage facility. Work was also carried out by the Council to the pool hall, plant room, refurbishment of the wet side changing rooms, refurbishment of the flume base area and improvement to air handling in some areas.
- 1.4 At the time of retendering the management contract the Council was already anticipating the requirement to replace several items of major plant and equipment. Items such as boilers, filters and the combined heat and power unit (CHP) have a finite life however well they are maintained and these items have reached the point where they are inefficient and potentially unreliable. DC Leisure was required to allow for a substantial closure period in 2005 whilst these works are undertaken in its financial projections for the contract. The Council is responsible for paying for the works themselves but DC Leisure will bear the loss of income during the closure period.

- 1.5 The closure period is expected to be in the region of twelve weeks but this depends on the amount of work to be carried out and there is some flexibility. It is intended where possible to keep some areas open that are unaffected by the works i.e. the health suite and dry side facilities during this period.
- 1.6 Given the likely extent of a closure period and its impact on users it would be sensible to use this time to carry out any other works, which would have a substantial impact on the operation of the centre. This will minimise the inconvenience caused to users and the cost of the works themselves. Inevitably in a heavily used public building there is a long list of items, which need to be considered. Items of work, which can be carried out without closure of any of the facilities, can be carried out either side of the closure.
- 1.7 Working with the Property Services team and taking advice from contractors / suppliers who regularly work on the building, a schedule of works at the centre has been produced, divided into three categories;

Essential – these are works which must be undertaken if the future operation of the building is to be secured. If they are not carried out then a failure of the plant will occur and would result in closure of parts of the centre.

Necessary – most of these are improvements to areas of the building which are a cause of considerable customer dissatisfaction. Others are works which it would be sensible, but not vital, to undertake sooner rather than later. If they are not carried out the centre will suffer from continued complaints as they deteriorate further. They are not, however, essential for the centre to remain open.

Desirable – these are works which would improve the 'look and feel' of the centre and would demonstrate continued investment in its service to customers. However, if they are not affordable then the centre will not suffer unduly.

- 1.8 Included in the list of essential items is the replacement of insulation and lining of the roof in the swimming pool hall. This has become saturated with water and has lost its insulating qualities. Further investigation of the condition of the roof is required but this may be the one major item which is not possible to undertake at the same time as other works due to the requirements for access and safety. More information will be provided in the next report to Cabinet.
- 1.9 Any essential items of work that are not carried out at this time might force an unplanned closure of the centre. If this amounts to more than 25% of the facility the Council would be required under the terms of the contract to compensate DC Leisure for loss of earnings.

2. Next Steps

- 2.1 An estimate of the cost of the various works is set out in Appendix 1. This has been prepared by Property Services in discussion with contractors, who have carried out this type of work elsewhere, many of whom are familiar with the centre. At this stage the figures are very much estimates and further technical advice is required before tendering can be undertaken. Fully accurate figures will be established through tendering process before reporting back to Cabinet for project approval. A number of separate contracts will probably need to be let given the different specialists.

- 2.2 The Council has very little choice but to proceed with the essential items in 2005 as planned. Not to do so would place the operation of the centre in jeopardy. An unplanned closure due to plant failure would be costly and very inconvenient.
- 2.3 The majority of the work under the essential category will not be seen by the public although it will improve efficiency of plant, clarity of pool water and overall safety. There is an argument for also carrying out at least some of the works in the 'necessary' category, which will be noticed by customers e.g. the upgrade of shower and toilet areas in both female and male wetside changing areas, an area where regular complaints are received due to poor air circulation. In the 'desirable' category are improvements which have high visibility but which could be undertaken without too much difficulty at other times. It is suggested that these only be considered once firm costings on the other items are established.
- 2.4 Given the very considerable possible cost of a comprehensive scheme, Cabinet is asked to give guidance on the range of works which officers should consider when undertaking the next stage of project development.

3. Financial Provision

- 3.1 The Council's capital programme includes provision of £1 million for works to River Park Leisure Centre. This was an early estimate of the funding required and this would fund the essential works. The figure would need to be increased to meet the cost of necessary works depending on the views of Cabinet in relation to the extent of works and the results of tendering.
- 3.2 The Capital programme provision has been made for £29,000 in 03/04 £721,000 in 04/05 and £350,000 in 06/07.

4. Conclusion

- 4.1 The report outlines the nature of the proposed capital works that are now required at River Park and the order of cost involved. Cabinet is asked for its views on what should be included in the next stage of project development.

OTHER CONSIDERATIONS:

5. CORPORATE STRATEGY (RELEVANCE TO):

- 5.1 The Council has a strategic priority to increase access to cultural and sporting activities.

6. RESOURCE IMPLICATIONS:

- 6.1 There are substantial resource implications as detailed in the body of the report.

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1

| |
|--|
| PROPOSED PROGRAMME OF CAPITAL WORKS/DEVELOPMENT AT RPLC |
|--|

| | WORK ITEM | Estimated Cost |
|----|--|--|
| | ESSENTIAL | |
| 1 | Replace Stokvis heat exchanger plates. | 15,000.00 |
| 2 | Replacement of pool filters & cast iron pipe work (inc. air compressor for filters). | 160,000.00 |
| 3 | Replace/install fire damper to Pool Hall ventilation. | 49,000.00 |
| 4 | Replacement of boilers. | 350,000.00 |
| 5 | Replacement of CHP unit & upgrade of power factor correction unit capacitor. | |
| 6 | Replace cast iron delivery pipe work to main pool. | 30,000.00 |
| 7 | Replacement of copper pipe work | 6,000.00 |
| 8 | New access to roof | 4,500.00 |
| 9 | Rewiring of 'part' of the building to overcome problem back feed on the neutral, Work to include; Key switches for dryside changing facilities and Earth bonding of lightening conductors. | Unable to price without detailed survey report |
| 10 | Removal of Flume/Re-Dec of fire escape and installation alternative water features. | 34,000.00 |
| 11 | Possible outcome of DDA review | |
| 12 | Consultation Fees & Contingency Sum | 10% |
| 13 | Replacement of Pool Roof | 350,000.00 |
| | Total | 998,500 |
| | NECESSARY | |
| 14 | Retile wetside changing rooms. | 57,000.00 |
| 15 | Upgrade shower & toilet areas in both male & female wetside changing rooms. | 15,000.00 |
| 16 | Refurbishment of dryside changing rooms (male & female). | 50,000.00 |
| 17 | Refurbishment of Bar & Second floor toilets. | 34,000.00 |
| 18 | Upgrade ladies wetside ventilation system. | 25,000.00 |
| 19 | Replace old valves that supply a number of Air Handling Units. | 6,000.00 |
| 20 | Replace poolside Air Handling Units. | 115,000.00 |
| 21 | Replacement of all main hall light fittings. | 12,000.00 |
| 22 | Upgrade the CCTV system. | 9,500.00 |
| 23 | Building Management System upgrade. | |
| 24 | Upgrade of intruder alarm system. | 3,000.00 |
| 25 | Address problems with leaks/condensation (Admin block/Ocean adventure). | 50,000.00 |
| 26 | Ventilation of Ocean Adventure | |
| | Total | 376,500 |
| | DESIRABLE | |
| 27 | Replacement of dryside lockers. | 16,000.00 |
| 28 | Ventilation of Crèche | 1,000.00 |
| 29 | Ventilation for squash courts. | 3,400.00 |
| 30 | Replacement of Artificial Turf Pitch carpet. | 40,000.00 |
| 31 | Front entrance canopy & dance studio storeroom. | 75,000.00 |
| | Total | 135,400 |
| | Grand Total | 1,510,400 |