

REPORT TITLE: RIVER PARK LEISURE CENTRE – ESSENTIAL REPAIRS

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REPORT OF PORTFOLIO HOLDER: COUNCILLOR STEPHEN MILLER,  
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PURPOSE

Repairs are required to River Park Leisure Centre to extend the useful life of the building for a further five years, whilst options for a replacement Leisure Centre at Bar End are appraised.

This report examines the essential repairs required only. It is not intended to deal with other non-critical repairs required to the Centre.

RECOMMENDATIONS:

1. That essential repairs which are necessary to maintain the safe function and operation of River Park Leisure Centre be carried out, including:
  - a) Work to the electrical system;
  - b) Cleaning and repairs to the main pool structural frame;
  - c) The installation of a UV system and control panel to manage pool water quality;
  - d) The replacement of the Building Management System (BMS),
  - e) The replacement of the voice system (clarity voice system);
  - f) Replacement of the pool pumps.

2. That specialist consultants be appointed to assist in the design and procurement of these works in accordance with Contract Procedure Rule 9.2 (Obtaining quotations/Tenders).
3. That the Assistant Director (Estates & Regeneration) be authorised to submit any applications for works requiring statutory consent.
4. That the works described in the report are agreed and that the budget including contingency and professional fees set out in Exempt Appendix A be approved, funded from reserves set aside for this purpose.
5. That authority be given under Financial Procedure Rule 6.4 to incur the capital expenditure referred to in the report.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

#### 1.1 Improve the health and happiness of our community

- Promote active communities by supporting programmes accessible to all residents to encourage increased physical activity across the District
- Work with partners to improve the health of all residents in the District
- Provide leisure facilities in Winchester Town that meet the needs of a broad cross section of our communities

### 2 FINANCIAL IMPLICATIONS

#### 2.1 The profile of the capital spend is as follows:

	<b>2016/17 £000</b>	<b>2017/18 £000</b>	<b>Total cost £000</b>
Essential repairs to River Park Leisure Centre	0	335	<b>335</b>

#### 2.2 The cost of the works will be funded from reserves set aside for this purpose.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 Under the Conditions of Contract comprised in the management contract, the Council is responsible for structural repairs and external maintenance of the building, and the Contractor is responsible (in accordance with the various specifications included in the Contract) for all repairs, maintenance and redecoration required.

3.2 The management contract also includes Building Maintenance and Plant Maintenance specifications, setting out the responsibilities of the Contractor, and also setting limits to the Contractor's responsibility. Under the General Requirements for Plant Maintenance Specification, the Contractor's responsibility for maintenance is subject to the financial limits included in the specification.

3.3 Other than the works to the pool structural frame (which will count as "structural repairs" and are specifically the Council's responsibility under the Conditions of Contract), all the other proposed works are covered by the Plant Maintenance Specification. Although the contractor is responsible for "Corrective Maintenance" to plant, which includes renewals of plant, there is a financial limit of c.£8,000 for each individual maintenance item.

- 3.4 The Plant Maintenance Specification provides that where (as here) items of maintenance will exceed the cost limit, the Contractor should “seek authorisation from [the Council] before undertaking the works and indicate his quotation for undertaking it.” If the Council accepts that the cost is outside the financial limit, the Council is responsible for the costs of carrying out the work, and can either instruct the Contractor to carry out the work, or “make other suitable arrangements”, which would include deciding to do the works itself.
- 3.5 All the works to plant are over the financial limit, and therefore the practical effect of the Contract is that the Council must fund all the works. It has to carry out the structural works, and could instruct the Contractor to carry out the other works (at the Council’s cost) or (as is recommended here) arrange for the works to be carried out by the Council. As the Council has to fund the works, it is entirely appropriate and sensible for the Council to arrange for the works to be carried out, and supervise the contracts for this work.
- 3.6 Limited provision was made in the management contract for two specific closures of the centre, both of which have already taken place. Long-term closures of more than eight weeks, for reasons outside the control of the parties, such as fire, major breakdown of plant, etc., are also covered. No specific provision is made for closures required to allow the Council to undertake works, and therefore if a closure is ordered by the Council, the Management Contractor would be entitled to seek reimbursement for any financial losses they suffer as a result. However, it is not anticipated that the proposed works will require the closure of all or parts of the centre.
- 3.7 The appointment of consultants to prepare the contract documents, and the appointment of contractors to carry out the works, will be procured in accordance with Winchester City Council’s Contract Procedure Rules. It is intended the works will be procured as a complete package.

#### 4 WORKFORCE IMPLICATIONS

- 4.1 None.

#### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 It is proposed that the works will be managed and administered by officers within the Estates and Regeneration Team.
- 5.2 The works referred to in the report have been identified as an immediate priority. The proposed works are necessary to facilitate the continued use of River Park Leisure Centre, Winchester, while proposals for the development of a new centre are developed.
- 5.3 Other significant works would be required if long term use of the Leisure Centre was envisaged, including the replacement of the ventilation and office air conditioning plant, the replacement of the roof coverings, replacement of

the ceilings, refurbishment of the wet side changing areas, repairs to the pool tank, replacement of the heating and water systems amongst others.

## 6 CONSULTATION AND COMMUNICATION

- 6.1 The condition of the building is regularly monitored and the works identified in the report are the minimum necessary to keep the building operating safely and comfortably.
- 6.2 The Leader and Portfolio Holders for Estates have been consulted over the work programme.

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Consultation has been carried with the City Council's Energy Manager, to determine whether any sustainable measures can be introduced as part of the works. Payback periods based on five years have been considered and there are currently no improvements which could be undertaken at the Centre on this basis.
- 7.2 The use of a UV pool water sanitation system will substantially reduce the quantity of chemicals required for the maintenance of water quality in the pools.

## 8 EQUALITY IMPACT ASSESSMENT

- 8.1 None.

## 9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property</i> <i>Moderate - Risk of further defects being uncovered as a result of undertaking the repairs.</i>	Further investigation by specialist consultants will be undertaken prior to the detailed specification of works being defined.  A contingency sum of a suitable level will be allowed for.	
<i>Community Support</i> <i>None.</i>	Not required.	
<i>Timescales</i> <i>Low</i>	A sum for Liquidated and ascertained damages will apply for non completion.. It is not intended the Centre be closed as part	

Risk	Mitigation	Opportunities
<p><i>Project capacity</i> Moderate - Use of internal and external resources.</p>	<p>of the works.</p> <p>The use of specialist resources will be required, which are not available internally. Consultants have been approached to confirm capacity.</p> <p>Internal resources for Contract Administration will be used, utilising knowledge of the site and works.</p>	<p>The use of part internal resources will reduce the expense of consultants' fees.</p>
<p><i>Financial / VfM</i> Moderate - Level determined due to value of works and value of building.</p> <p>High – if the essential repairs are not carried out and the state of the building and or plant and equipment deteriorate to the point that unplanned closures of all or part of the leisure centre are required, the financial implications could be considerably higher than those outlined in Appendix B.</p>	<p>Works to be procured under a JCT Contract, setting out payment terms.</p> <p>Contractors and Consultants insurances to be reviewed prior to appointment.</p> <p>Essential repairs and maintenance carried out in a timely manner.</p>	
<p><i>Legal</i> Low – Regulatory compliance.</p>	<p>Where applicable all test certificates will be sought and reviewed by specialist consultants.</p>	
<p><i>Innovation</i> Low - No innovated solutions to be trialled as part of these works.</p>	<p>The UV system for controlling water quality is now well established</p>	<p>The use of a UV pool water sanitation system will reduce the use of chemicals, which in turn will reduce wear on the pool water mechanical plant.</p>

Risk	Mitigation	Opportunities
<i>Reputation</i> Moderate – Mitigation in place for working around an occupied pool. Potential repercussion should works not be completed on time.	Careful monitoring of the Consultants, Contractor and works performance.	

## 10 SUPPORTING INFORMATION:

- 10.1 Due to the age of the pool hall a number of building elements have reached the end of their life expectancy. In addition the specification of various elements of the building was considered to be very poor by current standards and upgrading these elements to ensure continued operation of the Centre is now required.
- 10.2 Works are necessary to the electrical system and this will involve moving existing electrical circuits over to the modern distribution boards that are already in place, testing each circuit and ensuring compliance with current electrical installation regulations.
- 10.3 A detailed study of the roof covering was undertaken by Structural Engineers, with a review being carried out by another firm. The initial review identified significant corrosion in parts of the structural steel frame of the main pool area. The Structural report identified the need to carry out repairs and cleaning to the frame, as well as fabricating plates to strengthen sections of the existing frame, to ensure a 5 year life span. If the proposals are approved by Members, this work will need to be undertaken out of hours; however, it is not envisaged that this will result in the need to close the pool.
- 10.4 For the main and teaching pools it is proposed to install a UV water treatment system, strainer and control panel. The pool water plant has suffered some corrosion which is related to the method of treating the pool water. The UV system will help reduce the level of corrosion in future, as it uses significantly less chemicals to manage water quality. It is also likely that pool users will notice an improvement in water quality.
- 10.5 The Building Management System (BMS) controls a number of functions for the centre including: Air Handling/Temperatures; Boilers; Shower Temperatures and Pool water top-up. Due to the age of the system, parts are no longer available and there are currently no contractors able to service the system. The works proposed involve panel modifications whereby the existing controls would be modified with new controllers and software controls. This work does not include for replacement valves. The centre will still operate to a point without replacing the BMS system, but without adequate means of control.

- 10.6 The broadcast system has suffered from a persistent fault which it has not been possible to rectify. It is proposed to install a replacement system with one broadcast zone, having all monitored loudspeaker circuits. Two microphones would be provided for the system.
- 10.7 The existing pool pumps are badly corroded and require replacement. If the works are proceeded with, consideration will be given to the installation of inverters to reduce energy usage and for changes to be made to the chemicals used to treat the water.
- 10.8 The costs of the works identified above are summarised in the table at Exempt Appendix A .

# **11 OTHER OPTIONS CONSIDERED AND REJECTED**

- 11.1 **Electrical Works** - Not carrying out the electrical rectification works is not an option.
- 11.2 **Structural Steel Frame Repairs** –The Structural Engineer’s reports have identified that these repairs are necessary for the continued operation of the centre for a further period of 5 years.
- 11.3 **Ultra Violet Water Sanitation** – the alternative is to do nothing. However installation of a UV water sanitation system will aid the medium term operation of the pumps by reducing corrosion and improving the quality of the pool water.
- 11.4 **Building Management System** – the alternative is to do nothing. The system can be operated to an extent manually, but there are no available replacement parts and failure of the system would considerably increase the cost of operating the building. Operating the system manually means the pool temperature and heating cannot be controlled sufficiently which could lead to an uncontrollable temperature for end users.
- 11.5 **Clarity Voice Works** – Doing nothing is not an alternative; the system is not repairable and replacement parts are now obsolete. The system currently does not work correctly and has the potential to not work when it is required.
- 11.6 **Pumps** – the alternative is to do nothing, however replacement parts are no longer available and consequently the current installation does not operate fully.

## **BACKGROUND DOCUMENTS:-**

None

## **APPENDICES:**

Appendix A – Exempt – Estimated cost of the capital works