

PARK SPORTS CENTRE DESIGN UPDATE

1 SUMMARY

- 1.1 The purpose of this report is to provide Members with an update of the details of the basic layout of the new Park Sports Centre and approval to a formal planning application now being submitted, together with an updated programme for implementation.

2 INTRODUCTION

- 2.1 Following the completion of an agreement with Essex County Council over the transfer of land for a new sports centre on the former Park School site, indicative proposals were produced by the Council's leisure management contractor, Holmes Place, in furtherance of the management contract which provided for the contractor's participation in the development of a new sport facility on this site.
- 2.2 These were then considered by Council in June 2003, when a decision was taken on the mix of facilities to be included in the new sports centre (min.298/03). These were as follows:

- Single court sports hall, including provision for basketball, badminton, volleyball and 5-a-side football.
- 3 squash courts.
- Aerobics studio.
- Fitness suite.
- Crèche.
- Indoor bowls hall.
- Café/bar area.
- Outdoor floodlit netball and tennis courts.
- Reception point, changing rooms, toilets and car parking.
- Accommodation for a Healthy Living Centre.
- Skateboard park.

3 CENTRE DESIGN / SITE LAY-OUT AND COSTINGS

- 3.1 Attached as appendices, are detailed layouts that have now been produced for the ground floor (A) and first floor of the centre (B), entrance elevation (C) and a site layout (D). These have been put together by the Clarkson Alliance, who are the specialist consultants engaged by Holmes Place in connection with this project.

- 3.2 The ground floor plan shows the majority of the facilities to be included in the centre, with the fitness suite shown on the first floor plan, located above the aerobics studio and changing rooms.
- 3.3 There are two variances from the mix of facilities outlined in section 2.2 of the report. Firstly, there are only two squash courts on the plan. There are two reasons for this. Following consultation with both Holmes Place and Council Officers, it was felt that two courts would comfortably satisfy demand for this sport, taking into account that the Authority already has six courts at Clements Hall and the usage levels that they generate. The other factor is that it was hoped it would assist in keeping the build cost within the original £2.8 million budget available for this project.
- 3.4 The second change to the mix of facilities is that there is no accommodation for a Healthy Living Centre, as there is no agreement at present with the Health Authority for such a facility and they would be responsible for the cost of this particular element. The inclusion of this item was always subject to the input of the Health Authority and at this stage, would place a considerable delay on the project timetable.
- 3.5 The site layout (Appendix D) shows the siting of the leisure centre within the overall site, in relation to the other facilities such as the housing, neighbourhood area and school. By the time of considering this report, Members will have already seen the overall layout, as the site master plan is being presented for approval at Planning Services Committee on 30 June 2004. The proposed positioning of the centre would enable the front entrance of the building to be visible to people as they approach the roundabout, marked on the plan, adjacent to the leisure centre site.
- 3.6 The costings originally provided to Members at the Council meeting of 26 June were at June 2003 prices. The cost plan at that time made no provision for inflation.
- 3.7 In view of the above and following discussions with the Clarkson Alliance, they were requested to undertake a detailed costing exercise for this mix of facilities. The review was necessary in order to gain a more accurate view of the eventual outturn taking into account inflation. The revised costs are shown at Appendix F of this report and include an inflation provision up to 2006.
- 3.8 The costing exercise was carried out using a variety of techniques. These consisted of a number of competitive quotes for various materials, build cost of similar centres, published design quote criteria and published price indices.
- 3.9 There is now a revised cost of £3.296m. This figure includes the adoption of various quality standards, including Sport England specifications for particular aspects of the facility, DDA requirements, creche registration criteria, building regulations and planning criteria for parking spaces. It must be emphasised that all of the above quality criteria are regarded as essential.

- 3.10 The additional cost of £0.496m. over the original estimate can be wholly attributable to inflation, particularly building price increases since 2003.
- 3.11 Subject to Members consideration this evening, the details will be formally submitted to the Council, to obtain the necessary planning and building control approvals.

4 PROJECT TIMETABLE

- 4.1 As well as finalising the details of the scheme, the project implementation timetable has been re-examined in the light of the latest information available. Certainly a start date for the project has not been helped by the delay in completion of the sale of the site from the County Council to Wimpey Homes. However, subject to the necessary consents being achieved in the timeframe set out in the attached Appendix (E), a start on site is envisaged in early January 2005.
- 4.2 The construction project is to be overseen by the use of the recognised Prince 2 project management methodology. A twelve-month period is envisaged. Although mindful of the need to get the facility built and operational at the earliest possible opportunity, attempts will be made to try to shorten this process. The key critical period will be from January to March/April 2005, when the main ground works associated with the project will be undertaken. Clearly the weather and the likely ground conditions to be encountered will play their part.
- 4.3 Holmes Place would then require a period for fitting out and trialling the management and operation of the new centre, including the training of staff, so that an official opening date of March 2006 is now envisaged by the programme. If this can be brought forward by an accelerated build process, then this will be done.
- 4.4 Holmes Place, as project manager for the development, will undertake the detailed design, planning, procurement and selection, through competitive procedures and project manage construction of the new facility within the identified project.

5 RISK IMPLICATIONS

5.1 Strategic Risk

Approval of the detailed designs and site layout of the new sports centre is a significant element in meeting the timescales outlined in the project timetable and thereby enabling the centre to be open by March 2006. Also, the project as now detailed, has been recosted and the financial effects of the revised expenditure need to be taken into account in the five year budget strategy.

5.2 Operational Risk

There is still a degree of dependency on the developer, Wimpey Homes, to submit their planning application, construct the spine road and put in the main services to the site, which assist in the construction of the leisure centre. At the same time there are still a number of stages to go through before the works start on site and during the construction period, which could delay the opening of the facility.

5.3 Reputation Risk

The quality of the final build should be of an appropriate standard, so as not to detract from the significant investment that has taken place to enhance the Council's other leisure facilities.

5.4 Resource Risk

The resource cost for the project is accounted for within the five year budget strategy which relies on increases in council tax of 9% per annum. If the Government imposes some form of council tax capping in the future additional savings and/or increases in revenue income would need to be identified. Whilst every effort has been made to quantify costs and inflation, the final expenditure will not be known until the formal tenders for the work are received.

6 RESOURCE IMPLICATIONS

6.1 The financing of the additional capital cost may be accommodated through prudential borrowing provided that the Council can demonstrate that it is affordable in terms of ongoing revenue expenditure.

6.2 The revenue cost of the project at projected June 2006 prices is shown in the table below:-

	£000
Borrowing cost of £2.296m	190
Loss of interest on use of internal funds of £500,000	22
Management fee	147
Total Revenue Expenditure	359

6.3 It should be noted that £500,000 of the full cost will be met by the site developer as a condition of the Section 106 agreement. If the centre were not to go ahead, this £500,000 would be forfeited by the Council.

6.4 The above revenue cost, based on the current council tax base, equates to a charge of £11.76 on a Band D property. The current Band D rate is £155.16. The additional cost, therefore, represents an increase of 7.6%.

- 6.5 However, the budget strategy already contains provision for £308,000 of the £359,000 cost now shown. The difference of £51,000 equates to £1.67 council tax for a Band D property.
- 6.6 In addition, the main revenue cost anticipated within the five year budget strategy will be delayed by one year. This will give additional time for the Council to identify how the additional revenue cost can be incorporated into the strategy.
- 6.7 Whilst no estimates can be made at this stage, there is potential for further profit share on the leisure contract if this scheme goes ahead and is successful.
- 6.8 By taking the decision to continue with the project, the Council will be required to identify ongoing savings or additional income in the revenue budget of £51,000 prior to April 2006 or raise the council tax to the appropriate level for that year. At this stage in the process and given the five year budget programme, officers consider that such manoeuvrability should be possible.

7 RECOMMENDATION

- 7.1 It is proposed that the Committee **RESOLVES**
- (1) To agree the detailed plans of the new Park Sports Centre and its positioning on the site layout.
 - (2) To agree that the necessary permissions under planning and building control now be sought.
 - (3) To agree that the necessary tender documentation be prepared, so that the project can commence with the minimum of delay, once the necessary permissions are obtained.
 - (4) That the Corporate Director (Finance & External Services), be authorised to enter into a formal agreement for the appointment of Holmes Place as project manager, including the engagement of consultants in connection with the design, planning and construction of the facility and the appointment of the successful building contractor, following the tender process, subject to the cost being within £3.296 million budget.

Roger Crofts

Corporate Director (F&ES)

Background Papers:

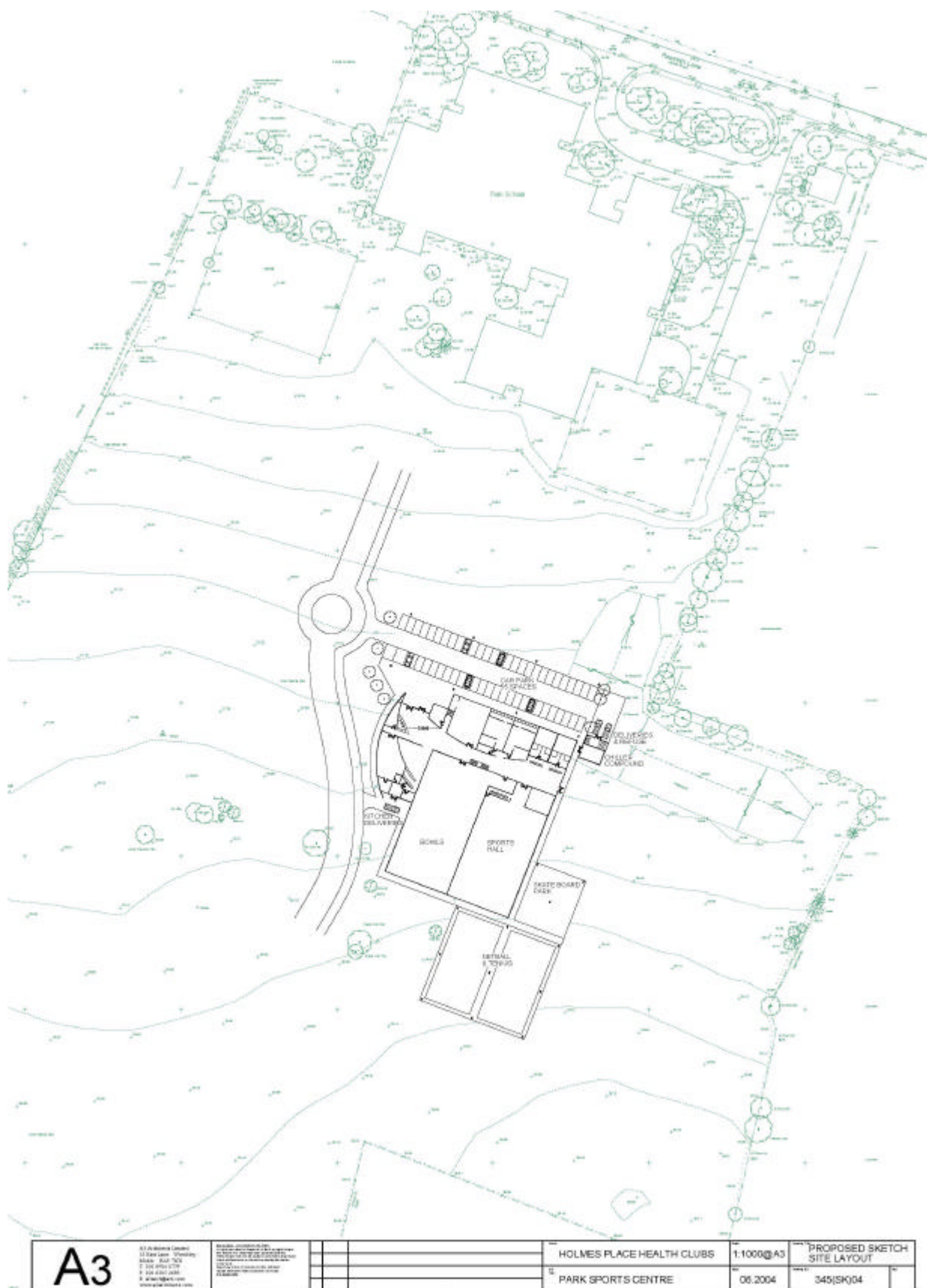
None

For further information please contact Jeremy Bourne on:-

Tel:- 01702 318163

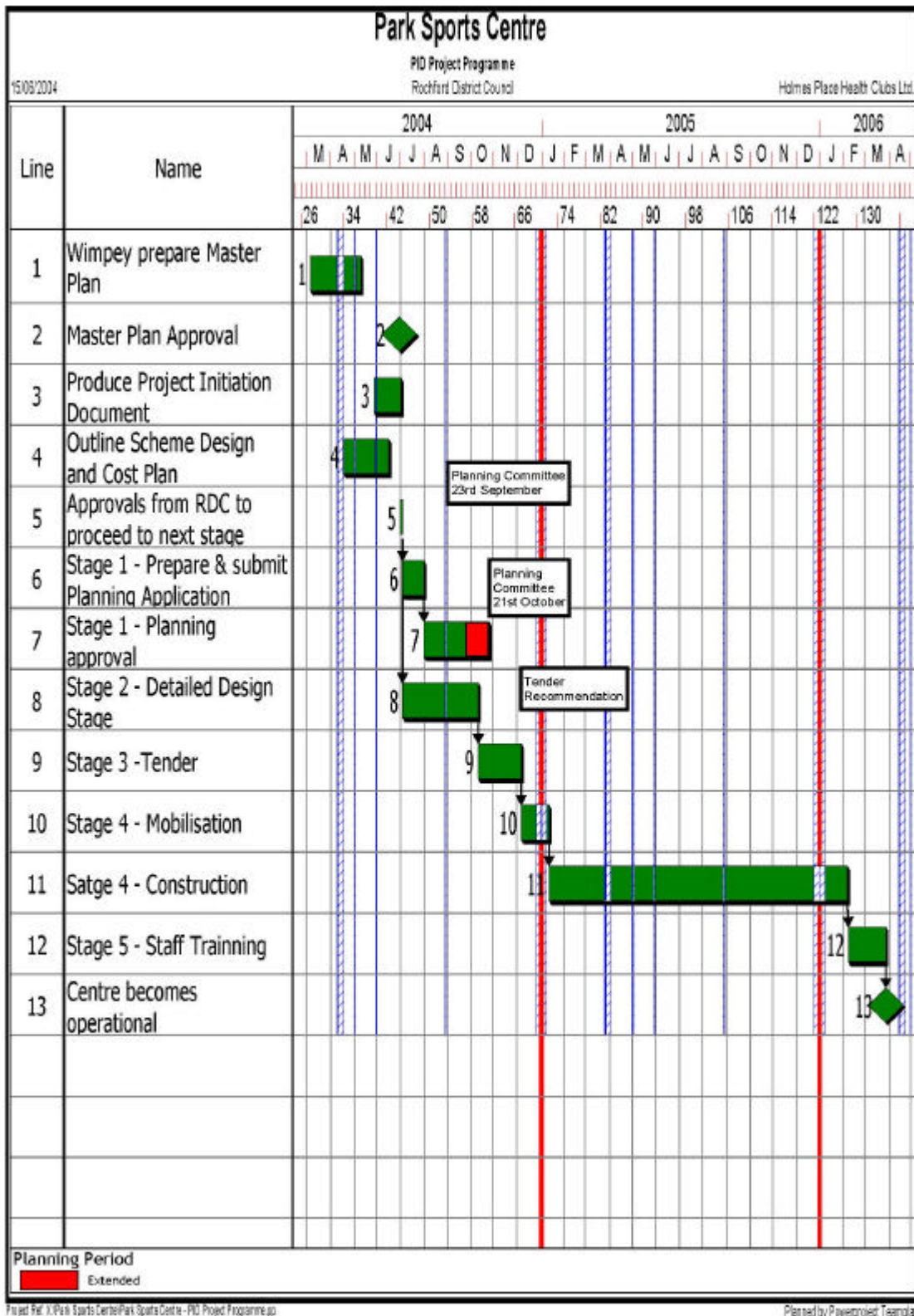
E-Mail:- jeremy.bourne@rochford.gov.uk

APPENDIX (D) – SITE LAYOUT



A3	A3 (A) - Holmes Place 12 East Lane, Ormston Midlothian, East Lothian T: 0131 441 0100 F: 0131 441 0101 E: a3@hpl.com www.holmesplace.com	Date: 06/06/2004 Author: [Redacted] Checked: [Redacted] Approved: [Redacted] Project: [Redacted]	HOLMES PLACE HEALTH CLUBS	1:1000@A3	PROPOSED SKETCH SITE LAYOUT
			PARK SPORTS CENTRE	06.2004	345/SK04

APPENDIX (E) - PROJECT TIMETABLE



APPENDIX F

PARK SPORTS CENTREJUNE,
2004SUMMARY OF ESTIMATE*Gross Internal
Floor Area
38,252 ft2*

	<u>£</u>	<u>£</u>	<u>£/ft2</u>	<u>£/ft2</u>
1	SUB-STRUCTURE			
		233,921.00		6.12
2	SUPERSTRUCTURE			
2A	Frame	277,075.00	7.24	
2B	Upper Floors	21,700.00	0.57	
2C	Roof	262,125.00	6.85	
2D	Stairs	12,455.00	0.33	
2E	External Walls	316,953.50	8.29	
2F	Windows and External Doors	5,500.00	0.14	
2G	Internal Walls and Partitions	129,430.00	3.38	
2H	Internal Doors	<u>9,240.00</u>	<u>0.24</u>	27.04
		1,034,478.50		
3	INTERNAL FINISHES			
3A	Wall Finishes	14,135.00	0.37	
3B	Floor Finishes	101,150.00	2.64	
3C	Ceiling Finishes	<u>18,395.00</u>	<u>0.48</u>	3.49
		133,680.00		
4	FITTINGS			
		29,600.00		0.77
5	SERVICES			
5A	Sanitary Appliances	27,360.00	0.72	
5C	Disposal Installation	22,000.00	0.58	
5F	Mechanical Installation	450,200.00	11.77	
5H	Electrical Installation	267,398.00	6.99	
5J	Lift and Conveyor Installation	20,750.00	0.54	
5N	Builders Work in Connection	<u>12,500.00</u>	<u>0.33</u>	20.92
		800,208.00		
6	EXTERNAL WORKS			
6A	Site Works	105,198.00	2.75	
6B	Drainage	50,000.00	1.31	
6C	External Services	<u>15,000.00</u>	<u>0.39</u>	4.45
		170,198.00		
7	PRELIMINARIES, OVERHEADS & BUILDERS' PROFIT			
		265,300.00		6.94
8	DESIGN FEE'S			
	Contractors' Design Fees	50,000.00		1.31
	Consultants	310,000.00		8.10

9	BUILDING REGULATION FEE'S	10,000.00	0.26
10	ALLOWANCES	163,520.00	4.27
11	INFLATION (Construction 1/3/05 to 1/3/06)	95,000.00	2.48
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	TOTAL ESTIMATED COST	£ 3,295,905.50	86.16