

Briefing notes for all Councillors

Private and Confidential

Background:

As members will be aware, work commenced in January 2017 at Newbold Comyn and St Nicholas Park leisure centres to significantly extend and improve these facilities. The works at both sites are being undertaken by Speller Metcalfe (SML), with Mace as Project Managers. Officers have been working with SML and Mace with the objective of delivering the projects according to the original timeframes:

Newbold Comyn closed completely on 31st December 2016 and was due to remain closed until June 2017 at which point the pool was due to reopen with the new gym and fitness studios also complete at this stage. The new village change, sports hall and climbing wall were due to be completed by Dec 2017.

St Nicholas Park swimming pool was due to be closed until November 2017. The sports hall and gym were due to be closed for 4 weeks during the summer; and the works were due to be completely finished by Christmas 2017.

Delays to date:

Both sites have experienced significant disruption to the construction programme as a result of delays in works being carried out by a number of utility companies. Members will recall that approval was granted for a programme of “Enabling Works” to be undertaken ahead of the official contract award in order to mitigate such delays.

The works undertaken by the utility companies are outside of the “Contract Works” being undertaken by SML, and therefore SML has no responsibility for the utility delays.

Unfortunately, despite the programme of Enabling Works and the early engagement with utility companies, the nature and scale of the problems with underground infrastructure have been both unforeseeable and unprecedented in the wide experience of those involved in the project.

Action taken by Project Team to mitigate delays:

On the advice of Mace, the Council engaged SMS Energy Services Ltd (in Feb 2017) to work with the utility companies and find solutions to move the various issues forward. This was at an additional cost to the project but was considered value for money in terms of the project delivery.

Weekly project team meetings took place with Speller Metcalfe, Mace, WDC and SMS in February/March (when the scale of the issues emerged) to receive updates and expedite actions where necessary.

At every opportunity the programme of works has been rescheduled to complete the work more efficiently to result in the re-opening of the facilities as soon as possible and reduce the costs of the delay.

Value engineering workshops have been held focussing on items which may reduce the build time. However, caution has been exercised in this process to ensure that the quality of the finished buildings is not compromised. Work continues to identify measures that will result in the building works being completed sooner than the latest anticipated dates (see below for the current position).

Current position:

Newbold Comyn Leisure Centre is now scheduled to reopen on 1st August 2017. At this stage the main and leisure pools will be available with temporary changing facilities. The new extended gym will be fully open with new equipment and 2 new studios will be available for group exercise classes.

The new village changing rooms and sports hall will be completed in Spring 2018. Further updates on this final completion date will follow as the project develops.

St Nicholas Park Leisure Centre swimming pool will reopen ahead of schedule on 4th September 2017 along with the new village changing rooms and new changing provision for health & fitness members. The existing gym at this site will be refurbished and brand new gym equipment installed by the new operator during the w/c 29th May 2017. This will provide improved facilities for health & fitness members until the new extended gym and studio facilities are available in Spring 2018. The sports hall will be closed for up to 6 week during the summer holidays (a quiet period for sports hall bookings) for redecoration.

A press release will be issued on 9th May to inform the public of these new dates. This will be supported by updated information on the website, e mail alerts to customers who have registered for updates, and posters in the leisure centres. Clubs, hirers and schools will also be informed.

The delays and additional works will have an impact on the project budget. An update will be provided in due course once these figures can be confirmed.

Working with Sports and Leisure Management:

Since the appointment of Sports and Leisure Management Ltd (SLM) as the operator of the leisure centres, SLM senior management have been involved in Project meetings with Spellers, Mace, and WDC to consider options for getting many of the facilities at the leisure centres open as soon as possible in order that they can start their new contract in the most positive way possible. This work will continue as the project progresses.