

<b>Subject:</b>	<b>Prince Regent Swimming Complex – mechanical and electrical replacement works</b>		
<b>Date of Meeting:</b>	<b>14 July 2016</b>		
<b>Report of:</b>	<b>Acting Executive Director of Economy, Environment and Culture</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Ian Shurrock</b>	<b>Tel: 29-2084</b>
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<b>Ward(s) affected:</b>	<b>St Peter's &amp; North Laine</b>		

**FOR GENERAL RELEASE****1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The air handling system (AHS) at the Prince Regent Swimming Complex (PRSC) is reaching the end of its operational life and requires complete replacement. If not replaced soon there is a real danger of the existing plant failing. If the existing plant fails then the pools would have to close, as it would be a serious health and safety risk to run the pools without the appropriate ventilation.
- 1.2 This report requests committee approval for a tender exercise to be undertaken (supported by the Corporate Procurement team) for the works required. A budget estimate for the works is £0.728m and therefore Policy, Resources & Growth Committee approval is required to progress the works.
- 1.3 With the prospect of the King Alfred Leisure Centre closing for redevelopment, it is even more important that the operation of the PRSC is not affected, in order that a further loss of pool provision does not take place during the redevelopment project.

**2. RECOMMENDATIONS:**

That Policy, Resources & Growth Committee:

- 2.1 Approve the procurement of a contract for works to replace the air-handling system and associated works as listed in 3.10 at the Prince Regent Swimming Complex.
- 2.2 Grants delegated authority to the Executive Director for Economy, Environment & Culture (Acting or otherwise), in consultation with the Executive Director, Finance & Resources to carry out the procurement and award of the contract referred to in 2.1 above.
- 2.3 Approve a capital budget of £0.728m for this project which will be funded as detailed in paragraph 3.11.

### **3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 The Prince Regent Swimming Complex is one of the City's most popular and well-used sports facilities, with over 327,000 visits each year. The complex consists of a 25m competition pool, shallow pool, teaching pool, 'flexi' pool with a movable floor and a 35-station fitness suite.
- 3.2 The complex was built in 1981 and contains the originally installed air handling system, which provides heating, ventilation and air conditioning (HVAC) to all areas, including the swimming pool halls and changing rooms. This has now come to the end of its useful life.
- 3.3 An independent condition survey has shown that the system is beyond economical repair. Replacement is needed to ensure the required heating and ventilation for the swimming pool halls is provided.
- 3.4 During cold spells the required air temperature is not reached, which impacts negatively upon swimmers. In addition, without the right control over the air temperature and circulation, there is a danger that there could be damage to the fabric of the building. Currently, the existing system is vulnerable to a complete failure, which would lead to a closure of the facility.

#### Feasibility study – Mechanical and Electrical Systems

- 3.5 Leisure Energy (a company specialising in energy saving solutions in leisure facilities) were appointed by the council to undertake a feasibility study. They were instructed to provide an estimate of the likely capital costs for replacement of the air handling system, together with the potential benefits of a new efficient system.
- 3.6 The feasibility study also looked at other options to improve the site's energy efficiency and the ability of the building to meet the required environmental conditions. These included an upgrade to the Building Management System (BMS), new primary heating pumps, new pool water controls and new lighting to the pool halls and changing rooms.
- 3.7 The report has been discussed with Freedom Leisure and the council's Mechanical and Electrical Team and although some elements (such as upgrading of lighting to the changing rooms) do not need to be actioned straight away – the works listed in 3.10 are critical to the heating and ventilation for the building and need to be undertaken.
- 3.8 It is anticipated that the works will take a number of months to complete due to the bespoke and complex nature of the project. It is hoped that the contract will be awarded and works will commence before the end of 2016 with completion anticipated for spring 2017.

3.9 It is proposed that the new AHS is created and constructed on a new mezzanine location externally to the building, which will have a number of advantages for the operation:

- The existing pool AHS will be able to remain operational and provide continued ventilation throughout the installation process.
- While some closures will be inevitable to undertake the works, this will be minimised as much as possible.
- It can be designed to be as energy efficient as possible without being constrained by an existing limited space.
- It can be re-designed completely from the current installation to ensure it meets the standards required and enables better access for maintenance, inspections and cleaning.

3.10 A breakdown of the proposed works is as follows:

- Replacement of existing AHS for wet side and dry side.
- Installation of new support structure, which will be able to house the new units, ductwork and controls.
- New supply and extract ducting.
- New BMS panel for AHS and associated electrics.
- New heating coils and associated pipework as required.
- Replacement of primary heating pumps.
- Removal of all redundant controls and ductwork from the current upper plant room.

This list is not exhaustive but gives an indication of the scale of works required.

#### Funding for the project

3.11 A budget cost for the works is estimated to be £0.728m and the proposed funding for the works is as follows:

Planned Maintenance Budget	£0.200m
Existing Sport & Leisure Facility Budget	£0.310m
Sports Facilities Contract – income share reserve	£0.218m
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	£0.728m

## Management of the project

3.12 Due to the specialist nature and complexity of the project, Waterfield Odam & Associates (WOA) (building services consulting engineers) have been appointed to design and manage the AHS project. Their services involve:

- Taking full design responsibility and developing a detailed specification of works and drawings for inclusion in the invitation to tender.
- Being the key contact throughout the tender process. The tender itself will be supported by the Corporate Procurement Team and run through the council's electronic tendering system.
- Tender analysis (in conjunction with the internal client and the council's Mechanical and Electrical team).
- Full project management of the works including site meetings, inspections, issue of payment certificates, snagging of the works, review of health and safety file/operation and maintenance manuals and record drawings.
- Acting as Principal Designer for the works, including responsibility for putting into action the duties under the Construction (Design and Management) (CDM) Regulations 2015.

## **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

4.1 The feasibility study undertaken sets out the most appropriate way for the project to be undertaken and the Client consulted with the Corporate Procurement team on this project.

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

5.1 Consultation has been on-going with Brighton Swimming Club with regard to the poor environmental conditions of the existing facility and the measures proposed to rectify the situation.

## **6. CONCLUSION**

6.1 As identified in the report there is a clear need for mechanical and electrical replacement works to be undertaken at the Prince Regent Swimming Complex. The existing system is vulnerable to failure, which would cause a closure of the facility.

## **7. FINANCIAL & OTHER IMPLICATIONS**

### Financial Implications:

The capital costs of the project are estimated at £0.728m which will be funded from existing revenue budgets (Planned Maintenance £0.200m, Sports Facilities

£0.310m) and the balance (estimated at £0.218m) from the Sports Facilities Contract income share reserve.

Any significant variances to the approved capital programme budget would be reported through the council's Targeted Budget Monitoring (TBM) process to Policy, Resources & Growth Committee in accordance with the council's standard financial procedures

The proposed procurement process is subject to compliance with the council's Contract Standing Orders and Financial Regulations. It is essential that all Chief Officers follow Contract Standing Orders as well as Financial Regulations in the procurement and control of contracts. The achievement of value for money when procuring goods and services is a key task to ensure that public money is well spent. The council's Contract Standing Orders states that contracts above the value of £0.500m require approval from Policy, Resources & Growth Committee.

*Finance Officer Consulted: Name Sue Chapman Date: 22/06/16*

Legal Implications:

- 7.1 The Policy, Resources & Growth Committee is the appropriate decision-making body in respect of the recommendations at paragraph 2 above, given that the value of the proposed contract is likely to have corporate financial implications.
- 7.2 Further, the Council's Contract Standing Orders (CSOs) require that before expressions of interest can be invited from potential bidders for a contract valued at £500,000 or more, approval must be sought from the relevant Committee, which in this instance is the Policy, Resources & Growth Committee.
- 7.3 The procurement must comply with all relevant European and UK public procurement legislation as well as the council's CSOs. Although the value of the proposed contract is below the relevant financial threshold for works contracts under the Public Contracts Regulations 2015, those Regulations will still apply in part, notably the general principles of procurement and the rules relating to below-threshold procurements.

*Lawyer Consulted: Name Isabella Sidoli Date: 17/06/16*

Equalities Implications:

- 7.4 The swimming pool programme delivers a wide range of opportunities to a broad cross section of the community and it is important that the service is maintained.

Sustainability Implications:

- 7.5 A key advantage of the project will be to significantly improve the energy management of the facility. This will be achieved by:
  - New controls and an upgraded BMS allow for more effective control and monitoring of the internal conditions. This will enable the AHUs to react accordingly by automatic controls adjusting speeds as actual demand within the pool halls change.

- Programming the system at night when the pools are closed to slow down, therefore maintaining optimum conditions with minimal energy consumption.
- Having new mechanical plant that will be more efficient and sized appropriately to the areas served. This will comply with current EU directives on energy efficiency by design.
- New heat reclaim/recovery systems ensuring waste heat transfer is operating correctly. This will ensure that heat that would otherwise be lost from the building is utilised effectively.
- Zonal controls to operate individual areas.

Any Other Significant Implications:

7.5 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. None

### **Documents in Members' Rooms**

1. None

