
East Cambs New Leisure Centre – Sign off RIBA C Design Report

Committee: Commercial Services Committee

Date: 18th June 2015

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[Q12]

1.0 ISSUE

- 1.1 To consider and sign off the RIBA Stage C design report prepared by Faithful and Gould.

2.0 RECOMMENDATION

- 2.1 Members are recommended to:-

- (i) Note the findings of the public exhibition and consultation and instruct officers to have further dialogue with National Governing Bodies and sports clubs on the key areas of feedback
- (ii) Note the review of the design and site conditions and the projected construction costs
- (iii) Approve the RIBA Stage C Design Report

3.0 BACKGROUND

- 3.1 An initial feasibility study and options appraisal report was completed for the Council by The Sports Consultancy in October 2014, and considered the capital costs and affordability of six possible facility mix options for a new Leisure Centre to serve the district. On 12th November 2014, Members agreed a preferred option which includes an 8 lane, 25m length pool, a learner pool, a 120 station gym, two dance studios, a 4 badminton court sports hall, and a full sized FA-compliant 3G all-weather pitch. Within the initial feasibility stage report, the capital cost identified was £12,696,975.
- 3.2 On 29th January 2015 Members approved an allocation of £90,970 to facilitate the design and development of a Sport England compliant Leisure Centre to RIBA Stage C, and £5,000 of funding to procure specialist VAT advice.
- 3.3 Expertise was secured using the SCAPE procurement framework and the consultant team included Faithful and Gould, AFLS+P Architects, The Sports Consultancy, Hadron Consulting, Furness Partners Engineers and Van Zyl & de Villiers Consulting Engineers.
- 3.4 A steering group has provided scrutiny and guidance to the Council's project manager throughout completion and reporting for the Stage C works, and included representatives from Sport England, Council Members, Community and Leisure, Planning, Building Control, Finance, Corporate Unit and Communications.

- 3.5 At a Chairs and Leaders meeting on 16th April, that architects presented two different initial design concepts for the centre, so that Members could provide a steer about the basis for preparing the concept design. The preferred model was based on intersecting boxes for completion of the site analysis works, revised costings and modelling and massing work.
- 3.6 Faithful and Gould have submitted a RIBA Stage C Architectural Design Report; capital cost report; business case, procurement and programme report at Appendix 1.
- 3.7 To help determine its aspirations for the structure at this stage, the Council held a public exhibition and undertook consultation with key user groups and interested parties. An exhibition was held in the foyer of the Council, at Paradise Pool, Littleport Leisure Centre and Ross Peers Leisure Centre. A consultation event was also held at Ely Library on 30th May, giving people an opportunity to meet the project and design team and discuss the proposals in more detail. The questionnaire is at Appendix 3, and was available online or in hard copy, and the key issues arising from the consultation are covered in Appendix 2.
- 4.0 ARGUMENTS/OPTIONS
- 4.1 RIBA C is a crucial stage in the development process as it includes initial investigation of any site 'abnormals' which may have an impact on the outline capital cost plan, and it establishes the building structure and the layout to be provided within that structure.
- 4.2 The site investigation works completed at RIBA C stage include:-
- Geotechnical assessment to establish the load bearing capacity and ground conditions of the Downham Road site and the foundation requirement for the new building
 - Visual impact assessment of the new building on the surrounding landscape
 - Arboricultural survey
 - Flood risk assessment
 - Transport assessment
 - Cultural heritage assessment
- 4.3 Only one site abnormal was identified during this stage of initial site investigation works which has had an impact on the outline cost plan, and that was a high water table. There are likely to be additional requirements in construction of the foundations for leisure centre arising from this and these costs have been quantified and incorporated into the build cost rate of £1,950 m² in the cost plan. This on-site risk has therefore now been removed from the risk register.
- 4.4 The archaeologist confirmed that they were content for the site investigations works to proceed given their scale and limited impact. However, they also confirmed that there remains a risk regarding archaeology, following previous evaluation on the site by Cambridge Archaeological Unit in 2009. Further archaeological investigation in mitigation of development impact is likely to be required in advance of the development of the site. The impact of this on the project costs is likely to be the region of £10k, and can be comfortably absorbed within contingency allowance.

- 4.5 A revised capital cost estimate has also been completed by Faithful and Gould at Appendix 1, and is currently estimated to be at £13,658,000. This represents an increase of £961,025 on the capital cost estimate from the initial feasibility stage. This increase is due to:-
- Inclusion of building cost inflation at 10% (£1.16m allowance)
 - A requirement for a bridge to cross a culvert (£300,000 allowance)
 - Inclusion of fixtures and fit-out (£150,000 allowance)
 - Increase in car parking provision (£320k allowance)
- 4.6 However, with more detailed design work, the architects have been able to reduce the gross internal floor area and costs from 4,705m² to 4,235m².
- 4.7 The build cost rate is currently at £1,950 m², and this is reflective of the current construction market in the Cambridge area, and Sport England have confirmed that they are comfortable with rate being applied by Faithful and Gould in relation to their own Affordable Sports Centres model.
- 4.8 In line with this stage in other capital developments projects of this type, and with the agreement of the Council's Finance lead, Faithful and Gould have now reduced the contingency allowance within the capital cost plan from 15% at the initial feasibility stage, to 10% on completion of RIBA Stage C works. As the project work proceeds and the costs of any risks can be quantified, it is anticipated that the contingency will continue to be reduced.
- 4.9 The Council requested that an estimate be provided for the inflation related cost of additional time delays in delivering the project. Based on an assumption of c.5% building cost inflation over the next two years, and estimated capital cost of £13,658,000, the impact of a delay in the project delivery of 1 month will be £57,000.
- 4.10 During completion of the RIBA stage C, two areas were identified as potential optional additions to the facility mix. These were a confidence water area (approximately 75m² linked to the learner pool), and stand-alone spectator seating for 100 persons (100m²). It was agreed that the inclusion of these areas may be considered at the next stage of development, depending on the cost and budget available. The approximate cost of adding these areas (including additional build costs and allowances for contingency, building cost inflation and professional fees) is provided below:-
- Confidence water / toddler splash area = £190,000
 - Spectator seating area for 100 persons = £250,000.
- 4.11 The results of a public exhibition and consultation are set out in Appendix 2. There were 164 responses received to the questionnaire in total. The most important element of the facility is the 8 lane swimming pool (63%). The comments received back for Question 3 'Is there anything you would like to see changed to improve the centre', were mostly concerned with the lack of spectator seating, as the design currently includes only 40 poolside 'flip-down' seats. This was also the key feedback from the swimming clubs who attended the event at Ely library.

- 4.12 There is further urgent work to be undertaken to establish the requirement for spectator seating within the facility and a dialogue with the Sport England, the ASA and swimming clubs about how this could be achieved within the overall funding strategy for the centre. A decision will need to be made early on to inform the process before undertaking the next stage of more detailed design work.
- 4.13 The key risks at the end of RIBA Stage C include:-
- Building cost Inflation – an allowance has been included in the cost plan
 - Programme planning and accuracy – this has been benchmarked to similar schemes
 - Resource (internal and external) – resource move on from Council or consultant team – a detailed project execution plan is to be written
 - Council approvals and changes at detailed design stage – Council led Member briefings and steering group structure in place
 - Tendering for the construction contractor and operator – Early work to assess contractor and sub contractor market and availability
 - Tender price exceeding budget – specialist consultants appointed to benchmark the scheme
- 4.14 Work is continuing to develop the Council's funding strategy for the project, and costs for the next stage of works for the internal and external resources that will be required to complete detailed designs, secure planning permission and procure a building contractor and operator. Officers will bring back proposals on both of these issues to Full Council for decision.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

- 5.1 Implementation of the recommendations detailed in this report will not require additional resources at this stage but this will be kept under regular review.
- 5.2 An Equality Impact Assessment is not required at this stage.

5.0 APPENDICES

- Appendix 1 (EXEMPT) – RIBA C Report (Architectural Design Report, Capital Cost Report, Business Case, Procurement and Programme Report)
- Appendix 2 – Consultation Questionnaire Results
- Appendix 3 – Consultation Questionnaire

| <u>Background Documents</u> | <u>Location</u> | <u>Contact Officer</u> |
|--|---------------------------------|---|
| Corporate Governance and Finance Committee 6 November 2014 (Agenda item 11), Commercial Services Committee 12 th November 2014 (Agenda item 6), Corporate Governance and Finance Committee 29 th January 2015 (Agenda item 11), Commercial Services Committee 3 rd March 2015 (Agenda item 12). | Room FF103 The Grange Ely | Allison Conder Principal Leisure and Community Services Officer (01353) 665555 E-mail: allison.conder@eastcambs.gov.uk |

East Cambridgeshire Leisure Centre

Community Consultation On-line Questionnaire Results



The Sports Consultancy

AFLS+P

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

164

Total Responses

Date Created: Thursday, May 07, 2015

Complete Responses: 164

Date of report: 5 June 2015

Q1: What do you most like about the proposals?

Answered: 142 Skipped: 22

21% of respondents mentioned “facilities”

Comments were generally in support of the proposals of an improved and modern building, with a good variety of sport and leisure facilities. Many respondents like that the range of sports facilities will be available “all in one place”, alongside other facilities such as the cinema.

16% of respondents mentioned the “design” and “looks” of the centre

The design and looks of the proposals were supported by most, particularly with regard to landscaping, the potential for views of the cathedral from the gym, as well as the layout and design of the building. However, some negative comments were given, including the building looking “bland” and that the proposals are a “waste of taxpayers money that will only benefit a minority of the population”.

14% of respondents mentioned “location”

All comments here relating to location were in support of the current proposal, which is said to be easily accessible, has good car parking, good cycling access and will keep traffic out of the centre of Ely.

11% of respondents mentioned “swimming pool”

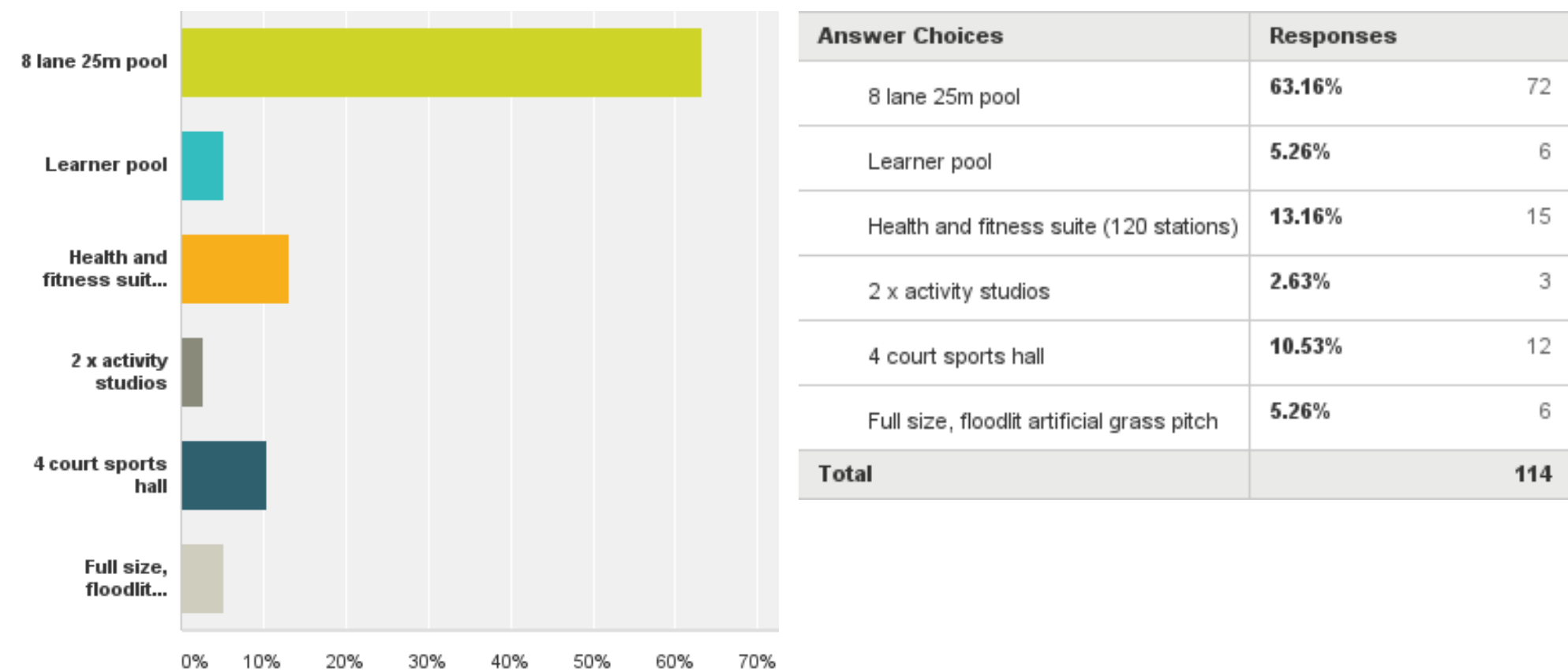
Support from respondents for the inclusion of an 8 lane swimming pool, the need for which was reiterated by most. There is also some support for a leisure pool to be included.

5% of respondents mentioned “nothing”

A small number of respondents did not like anything about the proposals.

Q2: Of the facilities listed below, which is the most important/attractive area to you as a user?

Answered: 114 Skipped: 50



Q3: Is there anything you would like to see changed to improve the plans for the new centre?

Answered: 141 Skipped: 23

34% of respondents mentioned “swimming pool” or “spectator seating”

Comments regarding the pool were mostly concerned with the amount of spectator seating for competitions. Many also raised issue with the need for an appropriately sized viewing area – ideally of both pools – for parents during swimming lessons. There is also support from many respondents for a beached entry to the learner pool, like the current Paradise Pool.

9% of respondents mentioned “netball”

Many respondents would like to see indoor and outdoor netball courts be included in the proposals, as the number of netball players is increasing and facilities are needed.

Other facilities were also mentioned, including support from respondents for the following:

- Slides (11%)
- Velodrome (7%)
- Café area (7%)
- Steam rooms, sauna and Jacuzzi (6%)
- Athletics track (4%)
- Climbing wall (3%)
- Tennis courts (3%)
- Squash courts (3%)
- Ten pin bowling alley (3%)

5% of respondents commented on the design

Most of the comments on design are concerning the amount of glass window in the main pool hall, as well as the sports hall not being large enough to cater for sports requiring a hall with more than 4 courts.

Q4: Do you have any additional comments that you'd like to add?

Answered: 118 Skipped: 46

34% of respondents mentioned “facilities”

Comments regarding the type and amount of facilities were recorded, which are similar to those comments in Q3. The spectator seating for the main pool is mentioned most, as well as indoor and outdoor netball courts and a sports hall large enough to accommodate handball and basketball matches.

7% of respondents mentioned “access”

Comments here related to the crossing of the A10, particularly regarding the safety of both pedestrian and cycle routes. Support for an underpass varies, with most supporting it but some suggesting it may be prone to anti-social behaviour.

4% of respondents mentioned “restaurants”

All comments regarding restaurants related to the MacDonalds and KFC currently proposed on the site. Respondents feel that healthier restaurants should be considered.

3% of respondents mentioned “location”

Although many respondents like the location, some are concerned with the out-of-town location causing difficulty for people without access to a car, as well as for the safety of people walking back from the centre in the dark.

Public Exhibition and Questionnaire
New District Leisure Centre, Downham Road, Ely

Q1 What do you most like about the proposals for the new district leisure centre?

Comments:

Q2 Of the facilities listed below which is the most important/attractive area to you as a user?

- | | |
|-------------------------|--------------------------|
| main pool | <input type="checkbox"/> |
| learner pool | <input type="checkbox"/> |
| sports hall | <input type="checkbox"/> |
| studios | <input type="checkbox"/> |
| health and fitness gym, | <input type="checkbox"/> |
| artificial grass pitch | <input type="checkbox"/> |

Q3 Is there anything you would like to see changed to improve the plans for the new centre?

Comments:

Q4 Do you have any additional comments that you'd like to add?

Comments:

Once completed, please put your questionnaire in the box or post back to:

Allison Conder, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE

