

Council



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 2 September 2021 at 1.00 pm
Meres Leisure Centre

Agenda Supplement

3. Deepings Leisure Centre

(Pages 3 - 8)

Additional information to be considered alongside the report previously published.

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Deepings Leisure Centre

Supplemental Information

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1 Background

- 1.1 On the 24 August 2021 the agenda for the extraordinary meeting of the Council on 2 September 2021 was published together with a report on Deepings Leisure Centre.
- 1.2 As detailed within paragraph 1.36 of the report to Council, Paul Weston Architects and Caston Cost Consultants have been commissioned by the Council to provide an expert opinion on the findings of the condition survey provided by Lincolnshire County Council.
- 1.3 As part of the work commissioned, they were also requested to identify appropriate costs for the additional items that that the Council were aware of, and to consider any other works which would extend the life of the leisure centre.
- 1.4 Paul Weston and Caston Cost Consultants have been previously assisting the Council with the feasibility work in relation to a new leisure centre development

for the Deepings and therefore have prior knowledge of the local area and existing leisure centre.

Furthermore, Paul Weston was originally commissioned by the Council in 2013 to undertake a feasibility assessment to provide options to refurbish the existing leisure centre. In addition, Paul Weston was the Architect appointed by North Kesteven District Council and worked on the refurbishment of the leisure centre in North Hykeham.

2 Assessment of Costs

- 2.1 Paul Weston and Caston Cost Consultants have now concluded this work and attached at Appendix A is a table summarising their findings.
- 2.2 To enable a like for like comparison, the costs provided are estimates which have been calculated on current construction industry rates, and the internal floor area of the building.
- 2.3 The assessment of costs also includes the additional items as detailed in the report to Council which were not included in the condition survey, and also those which would be necessary to extend the life of the building.
- 2.4 In addition to this, other costs have been identified which were not accounted for in the condition survey, this includes an allowance for the removal of encapsulated asbestos, professional fees, and a level of contingency.
- 2.5 The work undertaken has demonstrated that an investment of circa £6.3 million would be required to bring the current leisure centre up to a good standard, and that this investment could extend the life of the leisure centre by 25 years.
- 2.6 If an option to refurbish the existing leisure centre is to be considered a full structural survey would be required to determine the final scope of work and an appropriate budget.

Deepings Leisure Centre

Refurbishment of Existing Building

Review of Costs

Rev 1

Aug-21

	Item	Detail	Condition Survey £	Castons Estimate £	Explanation of Difference
1	Roof	Replace flat roof coverings - single ply Membrane Repairs / replacement of deck Crash deck internally	684451	506000	Based on quotation received
				60000	25% replace
				80000	Pool hall
				20000	Sports hall
				10000	Elsewhere
				20000	Rainwater repairs / replacement
		Sub total	684451	696000	
2	External Walls	Redecorate steel cladding	39484	480000	Replace cladding completely - 25 yr life - in lieu paint existing - Use roof scaffolding
3	Boilers	Replace boilers and controls; tank and pipeline	98709	120000	2 Nr replaced. Builders work. 2 @ £60k
4	Lift	Replace passenger lift	52645	55000	
5	Pool plant	Replace filter	13161	800000	Replace filtration complete - 25 yr life
6	F.F. Ceilings / lighting	Replace ceilings Replace lighting	39484	48000	Replace ceiling and grid
				35000	Replace light fittings
		Sub total	39484	83000	

7	Floor coverings	Replace vinyl flooring	19742	35000	Clean and repair / screed sun-base
8	F.F. Staff Room	Complete re-furb	13161	15000	
9	Sports Hall Floor	Repair lifting floor Re-line floor	9871 0	155000 8000	Rep;lace floor - 25 Yr life
Sub total			9871	163000	
10	Windows	Replace with Aluminium	46064	55000	Use roof scaffolding
11	Intl Decorations	Re-decorate throughout; excl pool hall; sports hall; squash courts Pre-decoration minor repairs	26322 0	65000 5000	Complete internal re-decoration; access towers etc
Sub total			26322	70000	
12	Extl Decorations	General external re-decoration Pre-decoration minor repairs	26322 0	30000 5000	Complete external re-decoration; use scaffolding
Sub total			26322	35000	
13	Changing room ceiling	Replace male change	16451	34000	Replace changing ceiling complete. Dry and wet change
14	Changing room floor coverings	Local repairs to floors; re-weld joints	6581	55000	Replace changing floor finish throughout; incl skirtings
15	Plant room flooding	Aco drain externally	6581	5000	Connect to drain / soakaway
16	Reception finishes	Replace ceiling and floor	9871	9000	
17	Car park	Fill pot holes and re-surface car park	39484	120000	
18	Fire doors	Replace doors and frames. 20 Nr assumed	39484	35000	Replace 20 Nr single and 4 nr pairs

Additional Items					
1	Pool tank	Empty pool and re-tile Clean tiles and re-grout pool surround	0	80000 20000	
		Sub total	0	100000	
2	Internal brick wall	Remove covering and replace defective bricks Tiling to 2.1 m	0	28000 12000	
		Sub total	0	40000	
3	Filtration system	Complete replacement of system	0	0	See item 5
4	Replace mechanical installation	New heating and ventilation installation; air conditioning; hot water installation; wastes	0	520000	Less boiler replacement (incl. earlier)
5	Replace electrical installation	New wiring throughout; new light fittings; new security ; emergency installation	0	420000	Less f.f light fittings (incl. earlier)
6	Replace sanitary fittings	Replace fittings complete	0	30000	50 Nr fittings
7	Replace changing room fittings	Replace fittings complete	0	60000	50 Nr. Cubicles
			0	60000	Benches etc
			0	140000	Lockers
		Sub total	0	260000	
5	Asbestos removal		0	75000	RISK
Sub-Total			1,187,868	4,310,000	
Main contractor preliminaries; site set up etc			0	460,000	Excl. scaffolding (incl.earlier)
Profit and attendance			0	290,000	
Sub-Total			1,187,868	5,060,000	

Contingency allowance	0	510,000	
TOTAL CONSTRUCTION COST	1,187,868	5,570,000	
Professional fees	0	750,000	
TOTAL REFURBISHMENT COST	1,187,868	6,320,000	