

BRAINTREE SWIMMING CENTRE

Agenda Item 7b.

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Background Papers:- Braintree Pool Sub Group Minutes
Financial Implications:- Contained within report
Equalities Implications:- Contained within report
Legal Implications:- Contained within report
Options:
a) To approve the additional expenditure or
b) not approve the additional expenditure
Risks:
a) If the additional expenditure is not approved the completion of the pool would be seriously affected.

EXECUTIVE SUMMARY

The purpose of this report is to: -

1. Inform Members of the progress of the Pool
2. Make a capital bid for £250,000 extra funding as follows:
 - Reinststate the £140,000 contingency
 - £50,000 for the Omega Timing System
 - £10,000 for the raised plinth
 - £40,000 for a potential claim
 - £10,000 for Landlord costs.

DECISION

Members to

1. Note the progress of the Braintree Swimming Centre project
2. Approve the additional expenditure

BRAINTREE SWIMMING CENTRE

1) Progress: - The building contract commenced on site on 15th May 2006 and works started with setting up the site, temporary hoarding and provision of site access to the Freeport access roadway.

The structural steel frame was then erected on the piled foundations and concreting of plant room and balance tanks was completed. At the same time as the frame was being erected the pre-cast concrete seating area was lifted into place before fixing of roof sheeting overhead.

The main roof decking is currently approaching completion, which will provide reasonable cover from the elements whilst operations inside are carried out. These have already commenced with the concreting of the structure of the main pool, followed by the concreting of the teaching/fun pool.

2) Programme: - At present the contract is approximately 4 weeks behind with time being lost during the substructure works. This is subject to a claim from ISG Jackson and is currently being reviewed by S&P Architects. The potential cost of this claim could be £40,000 of which there is no budget. 16 days have also been lost due to inclement weather, which has in part attributed to the delay. It is hoped, however, that some of the lost time will be made up now that the structural elements are in place. Current anticipated completion is 12th September 2007.

3) Contract issues: - The Fire Engineering plan for building design has been agreed by the Fire Brigade and Building Control which means that certain fire precautions will now not be required.

4) Contract: - The main contract documents have been signed by the Contractor and are with Legal Services for signing and sealing. This will now enable BDC to draw down the 'Freeport' contribution to the project, as the contract documentation is complete.

5) Financial Report:

5.1) Costs to date

Description	Budget	Actual to date	Budget remaining
Build contract (Jacksons)	6,548,198	2,308,499	4,239,699
Leisure equipment	60,000	-	60,000
Consultant fees:			
S&P (Architect)	350,902	299,826	51,076
EP Stevens (QS)	116,485	91,171	25,314
Furness	123,393	102,306	21,087
Arup	143,902	131,990	11,913
Furness Plan sup	19,314	10,576	8,738
Sub-total design team	753,996	635,869	118,127

5.4 Landlords costs: - £80,500 has been allocated for landlord's costs. However, it is anticipated that these costs will rise due to increased legal fees from Maxwell Batley regarding the changes to the legal arrangements for underground services that are coming across the Landlord's (Realm) land. The estimated additional costs will be in the region of £10,000

6) Plinth:- A plinth will help swimmers to easily identify the end walls of the pool and aid partially sighted swimmers. It is also needed to aid swimming, in public sessions, race meets and regional training sessions. The pool was designed for county and regional competition and can seat 300 in the spectator area. The plinth will aid competition swimmers in tumble turns which is a requirement at this level of competition. No budget has been allocated for a plinth that will cost an extra £10,000,

7) Recommendation:

- a) That Members note the progress of the Braintree Swimming Centre and
- b) Approve the additional expenditure of £250,000 as contained in the report as follows:
 - Reinststate the £140,000 contingency
 - £50,000 for the Omega Timing System
 - £10,000 for the raised plinth
 - £40,000 for potential claim
 - £10, 000 for Landlord costs.