



Carlisle City Council

Report to People Panel

Report details

Meeting Date: 9th June 2022
Portfolio: Culture Heritage & Leisure
Key Decision: N/A
Policy and Budget Framework: No
Public / Private: Public

Title: SANDS CENTRE REDEVELOPMENT – PROGRAMME UPDATE AND PLANS FOR REOPENING
Report of: The Deputy Chief Executive
Report Number: CS 22/22

Purpose / Summary:

The purpose of this report is to build on the sequence of update reports to Scrutiny and inform members on the progress being made to the main Sands Centre redevelopment contract, other matters relating to the events centre and outline early plans for reopening.

The report covers the following areas:

- Main contract programme update (to the latest Monthly Progress Meeting 24th May 2022)
- Overview of activities relating to the events centre
- Early development of reopening plans and impact on the decant from The Pools site and the former Newman School facility.

Recommendations:

That members of the People Panel review the report, note the progress made and respond with any feedback and / or questions

Tracking


Executive:	-
Scrutiny:	9 th June 2022
Council:	-

1. Background

- 1.1. The replacement of The Pools swimming facilities and the redevelopment of The Sands Centre site to improve wet and dry side sporting provision has been a long-term aspiration for the Council. Previous Council reports (6th March 2018, CS 16/18 and 25th June 2019, CS 17/19, 17th September 2020 CS 22/20 and 7th October CS 42/21) provide detailed background commentary on the development of the project and its progress via Scrutiny and Executive committees.
- 1.2. This report builds on the previous updates and provides members with an up to review of the current progress of the project.

2. Main contract programme update

- 2.1 The Sands Centre Redevelopment contract is now (at the time of writing) in week 77 of the programme.
- 2.2 Key highlights during this past period are as follows:

Highlighted progress	Relevant image (photos taken from NEC Supervisors Report No. 64 and site visit 24 th May)
Brickwork in progress to west elevation (facing Hardwicke Circus) – 93% of brickwork is now complete. External building cladding now also substantially complete	



Fitness suite
mechanical and
electrical (M&E)
progress – ventilation,
lighting and spinning
studio progress – 82%
of the whole site M&E
installation is
complete.



Pool Hall progress – 97% of main pool tiling is now complete. The tiling to the east wall to the Pool Hall is also now complete.

Lighting has been installed in the Pool Hall.

Glass balustrading to the viewing gallery is underway.

Ventilation equipment is now being installed and the small pool moveable floor will be installed from 26th May.



Street area – ground and first floor areas.

Floor tiling at first floor level now well advanced.

Main staircase now installed.

Lighting and grid installed for acoustic rafts.





NHS facility now advanced to installation of flooring, sanitary wear and ICT / Electrical points.



Pipework and other mechanical and electrical equipment now at advanced stage.



2.3 In addition to the photo update above, the following progress has also been made during this last period.

- Filter drainage laid to north elevation & external works in progress
- Connections for attenuation tank completed & Hydro-brake fitted
- Soffit in progress to entrance area
- Brickwork in progress to West Elevation
- Roofing works completed apart from minor works for apertures through roof
- Rooflights fitted, frames & window sections fitted.
- Hot melt system completed to Plant Roof, sealing around boiler flues in progress, pavings laid & gravel placed
- Fitting pool filtration pipework in well progressed to pool plant room & pump pit, insulating pipework in progress
- M&E installation in progress
- Work to plant room in progress, pipework installed & insulating pipework in progress
- 1stfix plumbing in progress, pipework installed & insulation to same prior to closing of IPS & boxings
- Ventilation fitted internally and in progress to roof area, insulation in progress to same.
- Air Handling Plant in place to plant roof area, insulation in progress to same
- Insulating pipework to 1stfloor in progress
- Window Installation to NHS rooms completed
- Metal rainscreen cladding in progress to east elevation
- Aluminium fin Rainscreen fitted to South Elevation
- Tiling in progress to learner pool walls
- Plasterboarding taping & filling in progress to internal partitions
- Wall tiling in progress to changing areas/toilets to ground & 1stfloor
- Wall tiling to main pool walls & floor in progress, epoxy grouting to pool floor in progress
- Rendering & plastering well progressed to ground floor areas
- Decoration to walls in progress to ground & 1stfloor walls
- Floor Screed to street floor completed & repairs to cracks in progress
- IPSunits fitted to ground floor toilet areas
- Joinery in progress, door sets to NHS rooms & pipe boxing
- Fire Stopping in progress

- Lift Installation well progressed, cars fitted.
- Decoration in progress to walls
- External work in progress, block paving in progress to west car parking bays
- Balustrading fitted to staircase to west elevation

(Extract from NEC Supervisors Weekly report No. 64)

2.4 Update from Site Progress Meeting No.18

Each month the Sands Project team (Council, contractor, project managers, cost consultants, GLL and Sport England representatives) meet to review progress, identify any issues arising and plan the month ahead.

At this month's meeting (24.05.22) the following updates on the project management were presented and discussed:

- The current contract programme position is now reported to be 10 working days behind programme. This delay in completion will have an impact on the sectional completion of the building. Currently this is estimated to be completed for hand over in mid-August. The contractor does not (currently) expect this delayed sectional completion to impact on the practical completion of the whole project planned for October 2022. The impact of this estimated additional 10 days on the programme is currently being reviewed by GLL and the Council.
- The project is being administered under a New Engineering Contract (NEC) and managed via various project management tools. The NEC operates via a system of:
 - Early Warning Notices: 'These must be issued as soon as a party becomes aware of 'any matter' which could affect the total of the prices, could delay completion or a key date, or impair the performance of the works in use.'
To 24.05.22 149 EWN's have been recorded on the project. 81 of these have been closed, 67 remain open and 1 is overdue.
 - Compensation Events: 'An event which can affect the cost to the Client of the work being carried out, the time when the works will be completed, or both. A compensation event is the only way in which these can be changed.'
To 24.05.22 150 CE's have been issued (from the contractor and Council). 84 have been closed, 11 remain open, 23 are awaiting quotations, 8 have been rejected.
 - Project Managers Instructions: These can cover a range of activities and are not automatically connected to any EWN or CE.

To 24.05.22 90 PMI's have been issued, 72 have been accepted by the contractor, 4 remain open, 13 have an overdue response and 1 has been cancelled.

3. Overview of activities relating to the events centre

During this last period no further works have taken place in the events centre. GLL have operated the facilities via the temporary portacabin entrance and bar areas.

In line with previous cycles a further structural engineers survey has been undertaken to review the condition of the RAAC roof structure in the events centre. This identified a need to investigate some signs of water ingress following the works undertaken to the roof last year. This investigation work has been reported to the Facilities Team for action. The report has not identified any additional risks related to this structure and recommends a further review in 12 months time.

4. Early development of reopening plans and impact on the decant from The Pools site and the former Newman School facility

4.1 During this last period work has focused on the following areas related to the decant and preparations for a soft opening of the new facilities.

- The Pools site: Further discussions have taken place (19.05.22) with the Friends of the Turkish Baths to review the resolutions from the deputation to City council (26.04.22) and develop plans for the ongoing operation of the site pre, during and post demolition. The Friends group also discussed their work to develop a business plan and early design for the site.
- Former Newman School site: Discussions have been ongoing with the NHS team working from this site and GLL regarding the timing of the site decant and operational requirements to secure a successful transfer. A further discussion has also taken place with Carlisle College regarding any longer-term prospect of using the site for education (sport, health and social care courses) and bespoke health and wellbeing activities. Carlisle College are currently working with their parent organisation (NCG) to establish if any expansion of the local education offer is feasible.

4.2 Work has now commenced on the re-opening plans for the new facilities. A series of meetings have been programmed to cover the key requirements for re-opening successfully.

- Physical decants (as outlined above)
- Communication of the site development, using existing web and social media opportunities

- Engagement of key stakeholders and opportunities to visit site (when safe and accessible)
- GLL marketing of the services and facilities – memberships deals, pricing and concessions
- Work to determine an official opening ceremony and celebration (planned for October / November 2022)

5. Risks

5.1 Risks related to the project continue to be monitored at a range of levels. Within the Council officers are monitoring the project risks within the Corporate Risk Register, Operational Risk Registers. Within the project team risks are also being monitored related to programme, costs, health and safety and quality.

6. Contribution to the Carlisle Plan Priorities

6.1 As previously reported, this project makes a substantial contribution to all of the current headline priorities.

Contact details:

Contact Officer: Darren Crossley Ext: 7004

Appendices attached to report:

- None

Note: in compliance with section 100d of the Local Government Act 1972 the report has been prepared in part from the following papers:

- None

Corporate Implications:

Legal – None related to this report

Property Services - None related to this report

Finance - None related to this report

Equality - None related to this report

Information Governance - None related to this report