Penketh Parish Council

Penketh Swimming Pool and Community Centre

OPTIONS STUDY

February 2022

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Version 2

Introduction

Penketh swimming pool has been shut since March 2020. Whilst the hall has recently been reopened for use, the pool has remained closed due to a number of issues including a failed filtration system, leaking pipework and cracking of the pool walls.

Whilst surveys are ongoing to understand the extent of the issues and possible repair solutions, there is a wider review required to determine the long-term future of the building and its use in the community.

This study looks at a number of possible high-level options ranging from doing nothing, refurbishment / remodelling through to demolition and new build. The intention is to review these options and decide which should be developed further with possible input from external consultants and contractors.

A cost consultant has been appointed to provide estimates for each of the options.

Notes on Cost Estimates

- All estimates shown in the presentation are inclusive of VAT at 20%. This is in reality may be lower due to our status as a community facility and parish council ownership.
- All estimates shown are inclusive of a 10% contingency.
- All estimates make the assumption of having a contractor who would manage the trades through construction.
- Specialist pool contractor quote has been included in estimate. This does make Option 2 slightly over estimated as new tiling is included in contractor quote.
- Assumed that work is started this year, therefore no inflation applied.
- All options include other essential, but not immediate, repairs required to the facility (e.g. below ground drainage, external brickwork repairs)

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Existing building

The current building was constructed in c. 1973. The only known refurbishment was undertaken in c. 2005 when some additional internal walls were added to create accessible toilets.

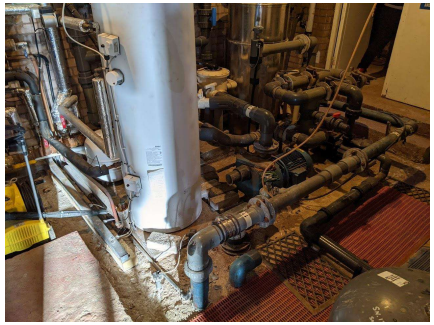
The primary structures and external fabric are in a reasonable condition with only relatively minor repairs required to cracked brickwork and to fix a leak to the hall roof.

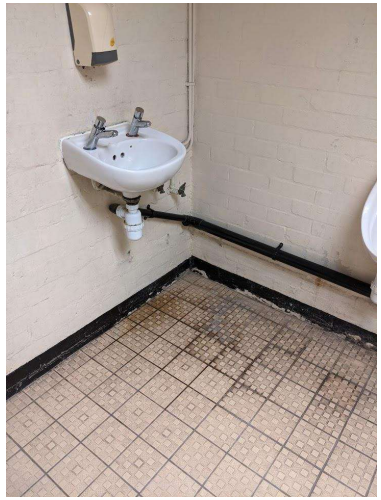
The internal condition of the building is poor, particularly the finishes, fixtures and fittings to the changing rooms and around the pool area.

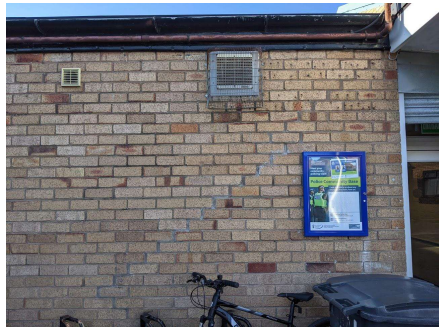
The filtration system to the pool needs to be completely replaced including all associated pipework.

Cracking and holes in the pool need to be repaired with waterproofing reinstated where required.

A drainage survey has confirmed that the majority the pipework needs to be repaired or replaced.







Version 2

3D model snapshots of existing building

Version 2

OPTION 1- do nothing

Estimated Cost- £24,416

Description:

- Keep pool shut;
- Keep hall open and meeting room open; and
- Pay off Concept Pools for filtration plant equipment they have already purchased.

Advantages

- Low immediate costs.

Disadvantages

- Swimming pool closed to users.
- Building will continue to degrade.
- Simply delaying any decision that needs to be made (short-term option only)
- Will need to pay for plant equipment already purchased.

(Above) Existing condition of pool

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OPTION 2- do minimum (pool only)

Estimated Cost- £204,660
(Inclusive of replacement floor tiles c. £15,000)

Description:

- Do minimum required to open the pool:
  - Filtration system replacement (Specialist Pool Contractor);
  - Pipework replacement around pool including groundworks required;
  - Structural repairs where required;
  - Below ground drainage repairs; and
  - Reuse existing finishes where possible (e.g. tiling)
- Retain changing rooms in current condition (deep clean only);
- Keep hall open and meeting room open as currently.

Advantages:

- Swimming pool available to users.
- Low cost compared to most other options.
- Quicker solution than most other options.

Disadvantages:

- Retention of aged, poor quality and poor condition finishes.
- Changing rooms remain in poor condition.
- Poor user experience.
- Air around pool remains cold.
- No medium or long term benefits.

(Above) New plan equipment in Beechwood Community Centre

(Above) Existing Penketh Pool floor tiles

Version 2

OPTION 3- Refurbish pool only

Estimated Cost- £384,174

Description:

- Refurbish pool area:
  - Filtration system replacement (Aquality);
  - Pipework replacement around pool including groundworks required;
  - Structural repairs where required;
  - Below ground drainage repairs;
  - New finishes, particularly floor tiling and surface drainage;
  - New heating system to maintain good air temperature; and
  - New lighting.
- Retain changing rooms in current condition (deep clean only).
- Keep hall open and meeting room open as currently.

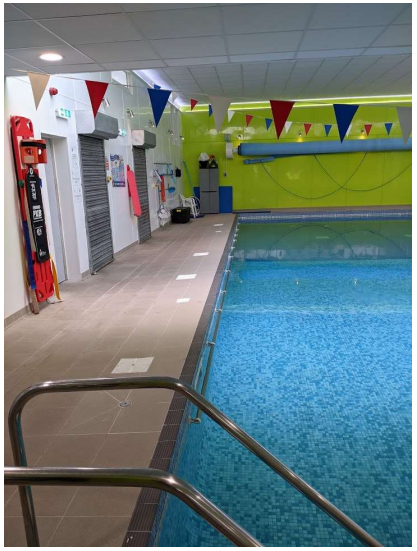
Advantages:

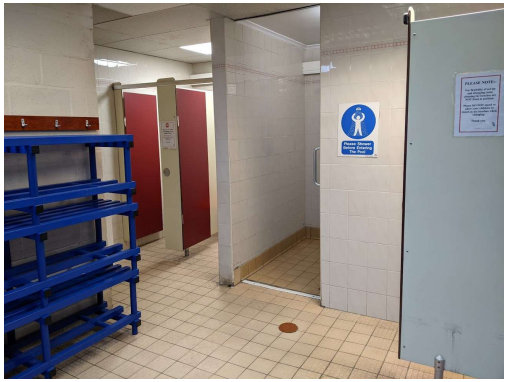
- Swimming pool available to users.
- New finishes to greatly improve user experience.
- New heating system to give comfortable user experience.
- Quicker solution than most other options.

Disadvantages:

- Changing rooms remain in poor condition.
- Poor user experience until get to pool.
- If upgrade changing rooms in future pool would have to shut or would need to provide external temporary changing facilities.

(Right) Refurbished Beechwood Community Centre Pool





(Right and above) existing Penketh changing rooms

Version 2

OPTION 4- Refurbish pool and changing rooms

Estimated Cost- £496,803

Description:

- Refurbish pool area as per Option 3.
- Refurbish changing rooms:
  - Current layout retained;
  - Replacement of all finishes (e.g. wall tiling, floor finishes and ceilings);
  - Replacement of all fixtures and fittings (e.g. showers, toilets, sinks, cubicles)
- Keep hall open and meeting room open as currently.

Advantages:

- Improved user experience from changing rooms and into pool.
- Lower cost than remodelling options
- Quicker option than remodelling.

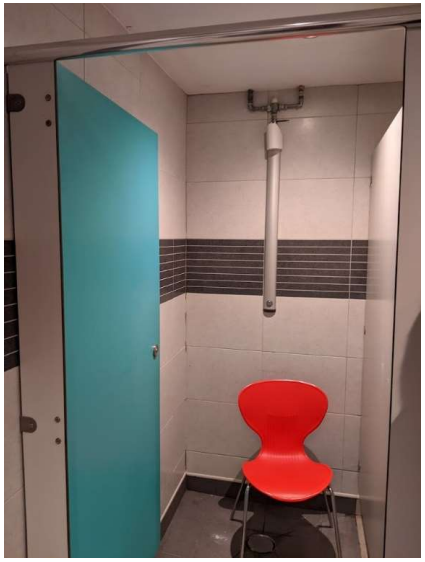
Disadvantages:

- Retains existing changing room layout with associated shortcomings (not currently user friendly for schools or disabled users)

Note: Sub options likely to be required based on quality / cost of finishes and fixtures and fittings.

(Right) Existing Penketh changing room layouts

(Right) Beechwood changing room refurbishment



Version 2

OPTION 4a- Remodel pool and refurbish changing rooms

Estimated Cost- £580,740

Description:

- Remodel external elevation(s) to allow more light into the pool area (one way glass);
- Refurbish internal pool area as per Option 3;
- Refurbish changing rooms as per Option 4; and
- Keep hall open and meeting room open as currently.

Advantages:

- Improved user experience due to increased light.
- Improved windows.

Disadvantages:

- Increased cost associated with new windows, lintels and brickwork removal.

(Above) Possible enlarged windows. Could also look at something to north and south elevations and/or roof lights

Version 2

OPTION 5- Refurbish pool and remodel changing rooms

Estimated Cost- £665,773

Description:

- Refurbish pool area as per Option 3;
- Remodel changing rooms:
  - Remove all non-structural walls and investigate options for minimising structural ones (structural engineer to advise);
  - Remove corridor and create single changing space (options to be developed with architect); and
  - All new finishes, fixtures and fittings.
- Keep hall open and meeting room open as currently.

Advantages:

- Improved user experience from changing rooms and into pool.
- Opportunity to optimise the changing room layout, particularly around space, disabled access and gender neutrality.
- Opportunity to incorporate viewing area (although would need to be managed appropriately)

Disadvantages:

- Increased cost compared to refurbishment options.
- Increased amount of input required from consultants and contractors (with associated cost)

(Above) Existing changing rooms area with all walls removed. Layout to be developed, current pool office could also possibly be utilised.

Note: Sub options likely to be required based on different configurations and quality / cost of finishes and fixtures and fittings.

Version 2

OPTION 5a- Remodel pool and changing rooms

Estimated Cost- £731,351

Description:

- Remodel external elevation(s) as per Option 4a;
- Refurbish internal pool area as per Option 3;
- Remodel changing rooms similar to Option 5; and
- Keep hall open and meeting room open as currently.

Advantages:

- As per Options 3, 4a and 5.
- Improved user experience due to increased light.
- Improved windows.

Disadvantages:

- As per Options 3, 4a and 5.
- Increased cost compared to other options.

(Above) Beechwood Community Centre- example of remodelling to create connection to pool to allow for spectators

Version 2

OPTION 6- Refurbish pool and remodel changing rooms and entrance

Estimated Cost- £801,133

Description:

- Refurbish pool area as per Option 3;
- Remodel changing rooms similar to Option 5;
- Create new entrance and reception area (options to be developed with architect); and
- Keep hall open and meeting room open as currently.

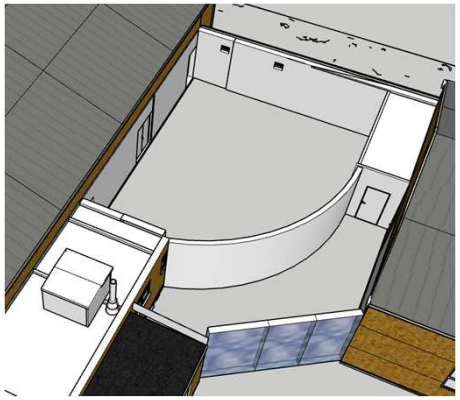
Advantages:

- Improved user experience from entrance through to pool and hall.
- Improved reception area for staff and users.
- Opportunity to improve space for those dropping off and picking up users (e.g. could have tea & coffee facilities)

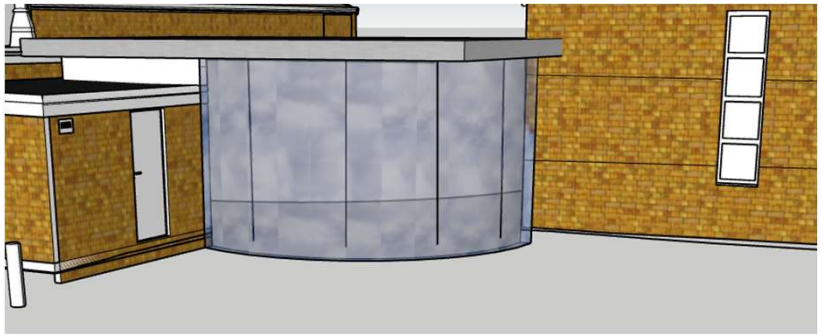
Disadvantages:

- Greater cost than most other options.
- Increased amount of input required from consultants and contractors (with associated cost)
- Greater time taken to design and build than other options.

Note: Sub options likely to be required based on different configurations and quality / cost of finishes and fixtures and fittings.



(Above and below) Possible new entrance and remodelled changing rooms



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OPTION 6a- Remodel pool, changing rooms and entrance

Estimated Cost- £866,711

Description:

- Remodel external elevation(s) to allow more light into the pool area (one way glass) as per Option 4a;
- Refurbish internal pool area as per Option 3;
- Remodel changing rooms similar to Option 5;
- Remodel entrance area as per Option 6; and
- Keep hall open and meeting room open as currently.

Advantages:

- As per Option 3, 5 and 6.

Disadvantages:

- As per Option 3, 5 and 6.
- Increased cost compared to other options.

(Above) Beechwood Community Centre- example of new entrance to create a better experience for users and staff with connection to the various areas of the building.

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OPTION 7- Demolish pool and changing rooms

Estimated Cost- £293,567

Description:

- Demolish pool superstructure and fill in pool;
- Demolish changing rooms and entrance area (if possible);
- Retain or construct new plant room to service hall and meeting room;
- Create external multi-use games area (would need to have tennis court minimum to meet covenant); and
- Keep hall open and meeting room open as currently.

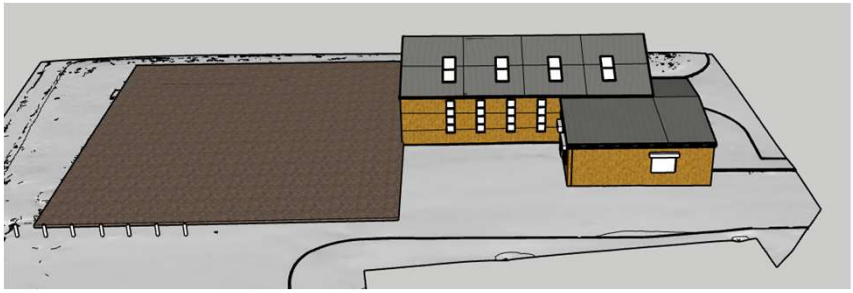
Advantages:

- Lower cost than most other options (although cost of demolition, filling and creating hard standing is not cheap)
- Lower long term maintenance costs.
- Lower staff costs.

Disadvantages:

- No pool.
- Difficult to retain plant room to serve remaining building with heat, light etc. (may need to construct new plant room with associated costs)
- Lost income.

(Above) Example model if plant room can be retained. Area to west shown as MUGA.
(Below) Example model if plant room and changing rooms are also demolished (allowance would need to be made for new plant room)



Version 2

OPTION 8- Demolish All

Estimated Cost- £256,254

Description:

- Demolish all structures, fill in pool and cover as appropriate; and
- Create external multi-use games area (would need to have tennis court minimum to meet covenant).

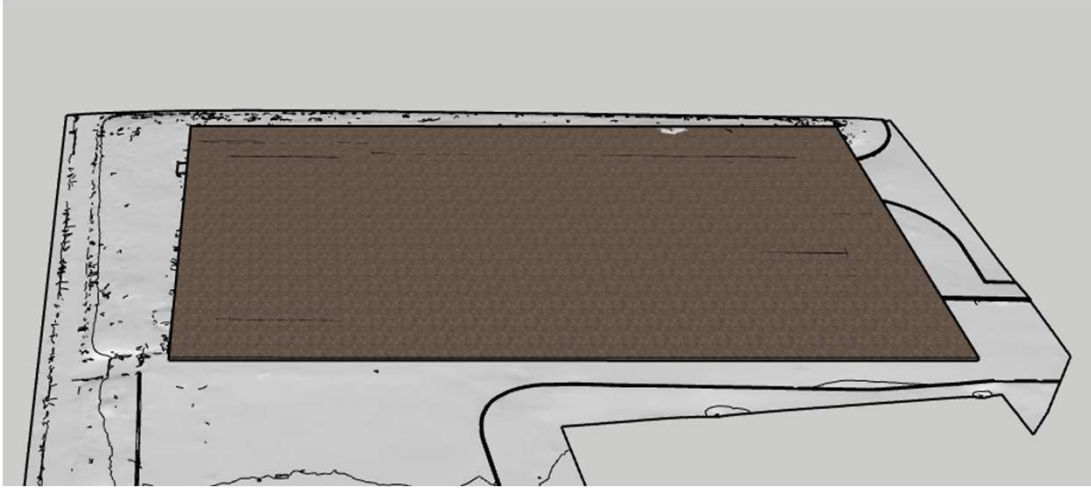
Advantages:

- Lower cost than most other options (although cost of demolition, filling and creating hard standing is not cheap)
- Lower long term maintenance costs.
- Minimum staff costs.

Disadvantages:

- No pool or community centre.
- Lost income.

(Below) Model of all structures demolished on the site



Version 2

OPTION 9- Complete new build

Estimated Cost- £4,221,352

Description:

- Demolish all structures as appropriate;
- Redesign building to meet needs of community;
- Redesign building to modern building requirements; and
- Construct new facility.

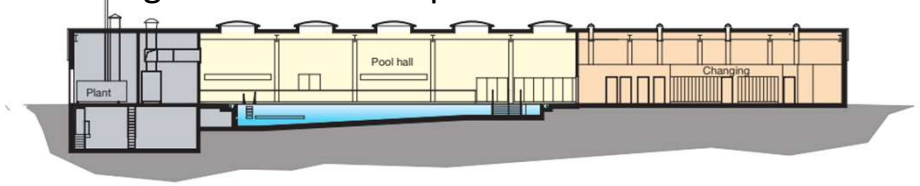
Images shown are taken from Sports England guide to new community swimming pools design, 2011

Advantages:

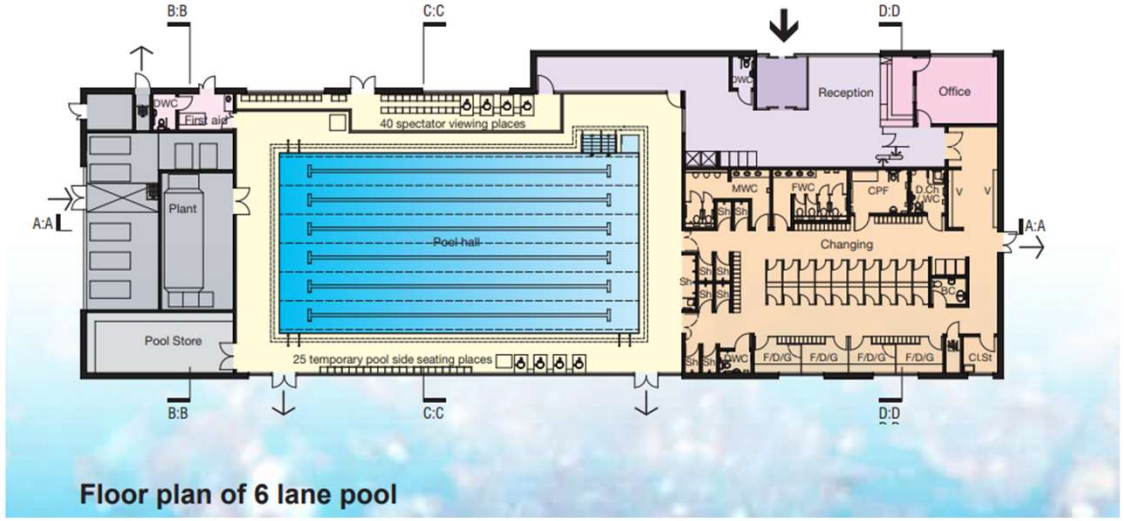
- Provides long term solution.
- Will provide modern facility that can be designed to meet the needs of the community.
- Minimum maintenance required once complete.
- VAT free for new buildings

Disadvantages:

- Highest short-term cost.
- Long duration to complete.



Typical section



Floor plan of 6 lane pool

Version 2

OPTION 10- New build with retention of hall & meeting room

Estimated Cost- £3,563,242

Description:

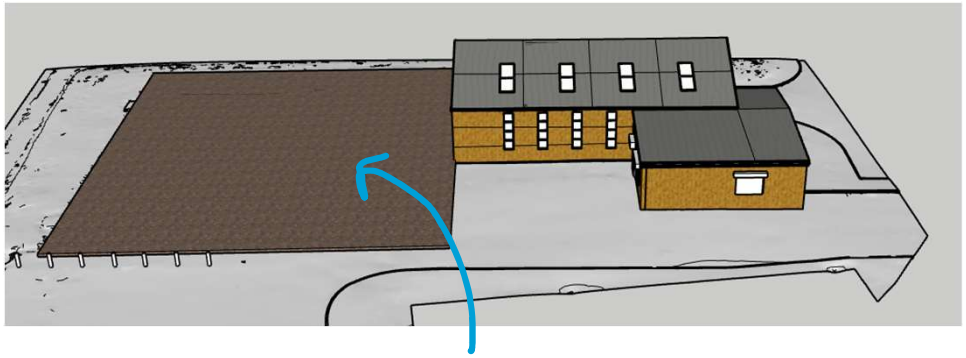
- Demolish pool, changing rooms, entrance and plant room;
- Redesign pool and changing rooms to modern building requirements; and
- Retain hall and meeting room.

Advantages:

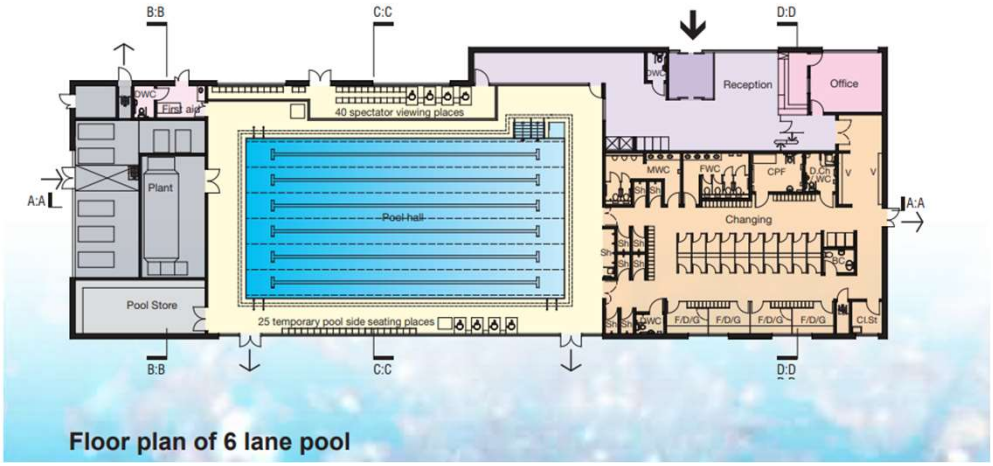
- Provides long term solution for pool.
- Will provide modern facility that can be designed to meet the needs of the community.
- Retains hall and community room which could remain in use.
- Minimum maintenance required once complete.
- VAT free for new building (TBC)
- Possible reuse of existing excavations of current pool.

Disadvantages:

- Highest short-term cost of all options.
- Expected to be option that will take longest to complete.
- Less space to work with than option 9 (constrained to current area)
- Challenges with incorporating hall with new build.



Locate new pool and changing rooms here



Version 2

Cost summary of options

PENKETH SWIMMING POOL & COMMUNITY CENTRE
BUDGET ESTIMATE - OPTION APPRAISAL - 8TH FEBRUARY 2022

PROJECT COSTS SUMMARY

OPTION	DESCRIPTION	CONSTRUCTION COSTS	ON-COSTS	TOTAL COSTS EXCLUDING VAT	VAT	TOTAL COSTS INCLUDING VAT
1	DO NOTHING (PAY FOR PLANT ALREADY PURCHASED)	£9,770	£10,577	£20,347	£4,069	£24,416
2	DO MINIMUM TO OPEN POOL ONLY	£135,500	£35,050	£170,550	£34,110	£204,660
3	REFURBISHMENT WORKS TO POOL ONLY	£246,950	£73,195	£320,145	£64,029	£384,174
4	REFURBISHMENT WORKS TO POOL AND CHANGING ROOMS	£314,093	£99,909	£414,002	£82,800	£496,803
4A	REFURBISHMENT WORKS TO POOL AND CHANGING ROOMS PLUS WINDOW RECONFIGURATION	£363,773	£120,177	£483,950	£96,790	£580,740
5	REFURBISHMENT WORKS TO POOL AND REMODELLING TO CHANGING ROOMS	£399,101	£155,710	£554,811	£110,962	£665,773
5A	REFURBISHMENT WORKS TO POOL AND REMODELLING TO CHANGING ROOMS PLUS WINDOW RECONFIGURATION	£448,781	£160,678	£609,459	£121,892	£731,351
6	REFURBISHMENT WORKS TO POOL AND REMODELLING TO CHANGING ROOMS & ENTRANCE	£501,647	£165,965	£667,611	£133,522	£801,133
6A	REFURBISHMENT WORKS TO POOL AND REMODELLING TO CHANGING ROOMS & ENTRANCE PLUS WINDOW RECONFIGURATION	£551,327	£170,933	£722,259	£144,452	£866,711
7	DEMOLISH POOL & CHANGING ROOMS, EXTERNAL WORKS, LOW LEVEL REFURBISHMENT TO MAIN HALL & MEETING ROOM	£201,854	£42,785	£244,639	£48,928	£293,567
8	DEMOLISH BUILDING COMPLETE & EXTERNAL WORKS	£182,678	£30,868	£213,545	£42,709	£256,254
9	DEMOLISH BUILDING COMPLETE & NEW BUILD COMMUNITY CENTRE	£3,577,903	£447,390	£4,025,293	£196,059	£4,221,352
10	DEMOLISH POOL & CHANGING ROOMS, LOW LEVEL REFURBISHMENT TO MAIN HALL & MEETING ROOM, NEW BUILD SWIMMING POOL	£2,992,214	£388,821	£3,381,035	£182,207	£3,563,242

Version 2

Recommendations

The following recommendations were made prior to the estimated costs were produced. An update to each of these recommendations is provided.

- Appoint a Cost Consultant / Quantity Surveyor to evaluate chosen options and provide estimated costs for each one- complete;
- Develop business plans based on the options- produced based on options 4-6, agreed by full council;
- Appoint Architect to develop refurbishment and remodelling options for presentation to council and allow greater detail of accuracy on costs- requirement to be reviewed ahead of March 2022 full council meeting;
- Appoint Structural engineer to complete intrusive survey of pool, develop repair options and provide input into proposed options (e.g. confirming load bearing walls)- appointed, investigation to be undertaken shortly;
- Appoint building services engineer to review existing services, review options and provide advice on most cost-effective heating and lighting proposals- further quotes required;
- Undertake public consultation on agreed options- to be discussed further;
- Evaluate options further based on information collected through the above actions and choose preferred option(s)- Agreed to proceed with repair of pool and review Options 4-6 in more detail.
- Develop preferred option(s) to concept design stage- Agreed subject to development of architectural changing room layouts (if required) and appointment of building services engineer.