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EXTRAORDINARY COUNCIL

18 MAY 2016

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE COUNCIL

At the Executive meeting on 10 May 2016 a revised version of the report was circulated and agreed. As a result the attached document replaces the report published in the main agenda at pages 9 to 12.

Timothy Wheadon
Chief Executive

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To agree a supplementary capital approval in order for the Coral Reef enhancement project to proceed.		

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**TO: EXTRAORDINARY COUNCIL
18 MAY 2016**

**AWARD OF SUPPLEMENTARY CAPITAL APPROVAL
FOR THE ENHANCEMENT OF CORAL REEF
Director of Environment, Culture & Communities**

1 PURPOSE OF REPORT

- 1.1 To agree a supplementary capital approval in order for the Coral Reef enhancement project to proceed.

2 RECOMMENDATION

- 2.1 **That Council agree a supplementary capital approval of £1,575,000 is made to allow the Coral Reef roof replacement and enhancement project to proceed.**

3 REASONS FOR RECOMMENDATION

- 3.1 To enable the enhancement of the Coral Reef facility in line with 'People live active and healthy lifestyles' strategic theme in the Council Plan.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 In agreeing to make this recommendation to Council, the Executive also considered a range of options including roof replacement only, full or part demolition and long term deferral of demolition. All had significant costs attached with them but with none of the benefits for the community provided by the proposed project. The confidential report considered by the Executive containing the various options reviewed is included as a confidential Annex to this report. The current proposal of enhancement is considered the most appropriate course of action and in the best interests of the Council and community.

5 SUPPORTING INFORMATION

- 5.1 Coral Reef Waterworld is an iconic leisure pool/flume complex located to the south of Bracknell town at the junction of the A322 and Nine Mile Ride. The facility was opened in October 1989 and has evolved to become a major landmark for the borough and undoubtedly helped put Bracknell Forest Borough and Bracknell Forest Council "on the map". Since opening it has served an estimated 10 million customers and has taken income of about £50m. It is therefore a very big and popular leisure attraction for local people and day tourists.
- 5.2 The current facility consist of a main leisure pool, a flume complex comprising 3 flumes, sauna suite including unique steam room, changing accommodation, external pool area (Lazy River) and catering provision. Outside there is a large car park with c. 220 spaces. The wet side capacity is 600. During many weekends and day time periods in the school holidays the facility operates to capacity typically with long queues.

- 5.3 This enhancement project has its roots in the significant roof repairs that were required to be undertaken in 2012/13. The detailed inspection as part of those repairs also uncovered deterioration in the wood laminates and subsequent analysis highlighted that the costs of repair to the complex roof structure was in excess of a replacement roof. Critically the Council's structural engineering consultants advised that "do nothing" was not an option if the facility was to remain open to the public in the long term. After much analysis and consideration of a range of options, Members felt that merely providing a replacement roof was an inappropriate way forward for a prestigious facility and asked that an enhancement project be developed for consideration.
- 5.4 Consequently, the enhancement project consists of:
- i. New roof over main pool hall and repair of ancillary roofs
 - ii. Five new flumes within a new flume tower
 - iii. Major refurbishment of changing facilities; toilets; reception area; café; reception area (but no construction works), Sauna World and Lazy River
 - iv. Planned preventative maintenance of key plant and equipment
- 5.5 At its meeting on 10th May, the Executive assessed the tenders submitted by potential contractors for the project and awarded, subject to Council approval of the supplementary capital approval, contracts relating to the overall construction project and the aquatics package which had been previously awarded to Van Egdom BV (but with a commitment only for design elements up to this point).
- 5.6 When the Council initially agreed a capital approval of £11,230,000 in January 2014 it recognised that an inflationary uplift would be required once the tenders were received and detailed construction time tables understood. This is the established process of how projects of this size, complexity and length are managed and is the purpose of this report to Council.
- 5.7 With regard to the Coral Reef project this uplift, together with other associated project costs amounts to £1,575,000. This level of capital provision includes a 10% contingency and will ensure that all of the Council's requirements as detailed in 5.4 above will be met.
- 5.8 Should Council agree to the supplementary capital approval, there will be a 10 day "stand still" period which is required under European law and the contract will be signed on 1st June. If the project proceeds, Coral Reef would be scheduled to re-open in early August 2017 but discussions are ongoing with the preferred supplier to determine what steps might be taken to improve upon this.
- 5.9 The complexity and uniqueness of this project combined with a period of significant pressure on demand for the construction industry means that delays have been incurred in the tender process for this project. However, this additional time has allowed the Council to select strong partners to work with in order to enhance a first class facility that will be unique in the South East. The enhanced Coral Reef will draw in local residents and people from much further afield as well as being a flagship for the Borough.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 No significant legal issues arise from the matters discussed in this report. The procurement has been carried out in accordance with the Public Contracts Regulations and the Council's Contract Standing Orders.

Borough Treasurer

- 6.2 The Executive considered all relevant financial matters as part of its deliberations on 10th May and these are included in the confidential annex attached to this report.

Equalities Impact Assessment

- 6.3 Completed and submitted with the previous Executive paper

7. STRATEGIC RISK MANAGEMENT ISSUES

- 7.1 If the Council were not to proceed with the Coral Reef enhancement project there would be significant consequential revenue implications and a risk of reputational damage.

8 CONSULTATION

Principal Groups Consulted

- 8.1 Coral Reef Member Advisory Steering Group

Method of Consultation

- 8.2 Regular meetings held of the Coral Reef Member Advisory Steering Group

Background Papers

Executive paper 10th May 2016

Executive Paper 16th December 2014

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