

BROMSGROVE DISTRICT COUNCIL

CABINET

2ND JULY 2008

UPDATE ON THE DOLPHIN CENTRE PHASE 2 – SUPPLEMENTARY INFORMATION, POINT 3.5

Responsible Portfolio Holder	Councillor Del Booth
Responsible Head of Service	Phil Street
Key Decision – Non-Key	

1. SUMMARY

- 1.1 To update members on the current position relating to the deterioration in the concrete slab beneath the pool/poolside surround and corrosion of the steel rods within the concrete structure.

2. RECOMMENDATION

- 2.1 Cabinet approve a virement of an additional £50,000 from Dolphin Centre Phase 1 to Phase 2 to ensure funds are available to carry out the remedial action required to pool side slab and surrounds.

3. BACKGROUND

- 3.1 The Council approved funding in September 2007 of £850k (this is the dolphin phase 2 works) of Capital Receipts to undertake the second phase of the development of the Dolphin Centre. The finance approved is to carry out the work associated with the provision of a fitness suite and dance studio. This is referred to as Phase Two of the redevelopment of the Dolphin Centre.
- 3.2 Since the work commenced a series of issues have been revealed that it has been necessary to address.
- 3.3 The issue that needs to be over come is the spalling on the under side of the of the pool side/poolside surround concrete slab caused by water egress and subsequent corrosion of the steel rods within the structure. As covered in section 3.3 to 3.5 of the main report.
- 3.4 Due to the nature of the design & layout of the Dolphin centre officer were not aware of the full extent of this issue until the completion of the first stage of the Phase 2 refurbishment. The enabling works required the removal of much of the old pool plant system and a strip out of the ceiling void beneath the pool side/surround slab, once removed the issue

was identified and an independent specialist contractor asked to review the situation and advise a course of action.

3.5 Two courses of action were advised with varying degrees of cost, complexity and time lines. In view of the fact the that:

- The Dolphin centre is included with in the town centre redevelopment proposals and has a life expectancy of 5 to 7 years.
- The water egress issues were in the main addressed with in the phase 1 refurbishment (pool sides retiled) and water penetration has ceased in the critical areas.
- The scum channel ring main and connections have been replaced in the phase 2 works and prevent water penetration from this source.
- The consultants report does not feel the issue is structurally significant and will not become so for many years, although an agreed monitoring system will be request to manage this issue going forward.
- The work programme for the complex solution will be in excess of 20 weeks. Meaning the main work will not commence until at least mid November 08.
- The complex works which cost up to £150,000 will not rectify the issue only prevent if from deteriorating any further and can not be guaranteed to prevent the structure requiring additional works in the future.

Officers have concluded that the correct course of action is to under take remedial actions to protect the steel support rods with in the slabs and to repair the damaged concrete to ensure it is safe for use.

3.6 This option will then be supported by a 6 month external review of the structure to ensure it complies with H&S requirements and manages any risks that are identified.

3.7 In order to minimise delays associated with the completion of the phase 2 refurbishment works, it is proposed to include this work with in the design & build contract for the centre. As such a provisional sum has been placed into the contract to meet the costs of the works (£50,000).

4. FINANCIAL IMPLICATIONS

4.1 The £50,000 required for the Phase 2 project as detailed in this supplementary information note could be vired from Phase 1 with no additional release of Capital Receipts. Any under spend will be transferred back to Capital Receipts.