

ITEM No ...7.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 6 DECEMBER 2021
REPORT ON: OLYMPIA MAINTENANCE PROGRAMME
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 336-2021

1 PURPOSE OF REPORT

1.1 This report provides an update for members regarding the current closure at Olympia, likely timetable for reopening and planned maintenance works programme for the facility.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a notes the works undertaken to date to carry out reactive maintenance as detailed within the report;
- b notes that a planned major refurbishment for the leisure pool is currently being finalised which will necessitate a longer-term closure of the pool facilities at Olympia; and
- c remits the Executive Director of City Development to submit a tender report to City Development Committee for approval at the earliest possible date.

3 FINANCIAL IMPLICATIONS

- 3.1 Short term reactive maintenance to address current Health and Safety issues within the facility have been carried out at a cost of £49,000 which has been met from the Revenue Budget 2021/2022 for Property Maintenance.
- 3.2 The works programme as set out in the report is anticipated to cost in the region of £3.5m - 4.5m inclusive of fees and contingency. The final sum will be reported at tender stage and may vary as some elements of work are still being scoped, and other maintenance items may be identified as scoping and work on site progresses.
- 3.3 Funding for these works will be met through a combination of borrowing and unapplied capital receipts, details will be included within the forthcoming tender report.
- 3.4 Details of the revenue implications, taking account of the schedule of works and projected impact on income and costs, will be incorporated into the forthcoming tender report.

4 BACKGROUND

4.1 Recent Olympia Closure - Reactive Maintenance

- a A health and safety risk issue was identified at Olympia on 29 September 2021 due to a failure of fixings associated with the light fitting mountings in the pool area. Although secondary fittings ensured that the lighting fittings did not become detached, as a precautionary measure the decision was therefore taken by Officers to close pool facilities.
- b Council Officers instigated inspections and under the Health & Safety contract instructed immediate rectification works to replace the light fixings with the plan to allow the facilities to be reopened, minimising the disruption for the public. The Contractor commenced rectification works on 18 October 2021, with a hoist and specialist lift utilised to reach readily accessible areas around and over the main pool.

- c During this period of closure further inspection works were carried out in other areas of the facilities. As a consequence of a failure being identified with two curtain wall bolt fixings it is prudent to assess the other similar fixings. Since this inspection requires removal and re-assembly of each bolt these will be replaced to ensure the required standard of performance.
- d Based on the findings, the Council have instigated additional survey works comprising technical advice from City Development Officers and engaging with specialist services and pool consultants to assess the overall facility. Once all survey works have been completed and fully assessed, any further works identified will be scoped, designed and incorporated into the works programme outlined below.
- e Due to the ongoing nature of the investigation and surveys the pool facilities will remain closed until all refurbishment works have been completed.

4.2 Refurbishment Works Programme

- a Prior to the light fixing issue occurring, Council Officers had been developing a programme of works to address building fabric issues that have developed during the operational life of Olympia. As an intensively operated facility with complex mechanical and electrical installations, a cyclical approach to component refurbishment and replacement is required, and this necessitates periods of closure to upgrade and replace. The refurbishment works are essentially in relation to surface and superficial corrosion, general refurbishment and upgrading and rectification of water egress within ancillary plant areas.
- b Through discussions with the Council's Specialist Mechanical, Electrical and Structural Engineers and the Director of Leisure and Culture Dundee, it is now recommended that the facility should remain closed until all works are complete on site. These works will include the originally scoped refurbishment programme and take account of all survey work outlined in Section 4.1d. The projected start on site for the works is in the first quarter of 2022.
- c Although the building works are not structural in nature, the requirement to remove, replace and reinstall key public facing equipment, including the flume structure, will require a significant closure.
- d A detailed method for sequencing and phasing the works is currently being developed. The main item within the project relates to the flume deck and refurbishment of the structure and flooring, treating the superficial surface corrosion and applying new protection to each component. This element of work requires a sequenced approach to allow scaffold erection for dismantling the entire structure on a component by component basis. Elements require to be removed off site to allow for refurbishment work and treatment to be carried out, prior to returning to site for the installation process. The complexity and sequential nature of this particular task influences the overall construction programme.
- e The duration for the programme of works is also currently being finalised, however, based on the work content, lead in times for material, plant components and specialist sub-contractors, this is estimated to be around 45 weeks from a start on site.
- f The final contract programme will be approved as part of the tender acceptance, and the Director of Leisure and Culture Dundee will be consulted on the optimum time for the various works to be carried out.

4.3 Procurement and Delivery

- a Using the Places for People procurement hub framework, Robertson Construction Tayside, as the Scotland national sub-contractor for Wilmott Dixon, will procure sub-contract packages to undertake the works. A full tender price will be submitted by the contractor using open book tendering for all work packages, with contractually fixed management fees, overheads and profit for the lead contractor.

- b Community Wealth building is an important part of the Council's procurement approach. Dundee City Council's Community Benefits through Procurement Policy seeks to maximise economic and social benefits from Council procurement within the current legal framework through the inclusion of Community Benefits on all applicable contracts. As part of the main contract for Olympia Refurbishment Work, Dundee City Council's Community Benefits Officer will continually monitor the local spend.

4.4 Life Cycle Replacement, Operational Maintenance and Cleaning

- a The Olympia has long operational hours and high usage within an intensive internal environment and therefore will always require periodic component replacement and regular planned maintenance. As part of this project a review of the operational management will be developed to assist with the protection and longevity of the Olympia. A specialist pool consultant will be appointed to assist and support this exercise.
- b It should be recognised and acknowledged that future works, to varying degrees, will be required on a periodic basis throughout the operational life of this building. Identifying the frequency of planned maintenance and scheduling the requirements going forward will allow Leisure and Culture Dundee and Dundee City Council to prepare for periodic shutdowns throughout the continued life of the Olympia complex.

5 **POLICY IMPLICATIONS**

- 5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

6 **CONSULTATIONS**

- 6.1 The Council Management Team and the Director of Leisure and Culture have been consulted in the preparation of this report and are in agreement with its content.

7 **BACKGROUND PAPERS**

- 7.1 None.

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