



allianceleisure



TRAFFORD
COUNCIL

TRAFFORD LEISURE TRANSFORMATION

RIBA Stage 02 Summary

Executive Summary

Alliance Leisure Services (ALS) has been commissioned by **Trafford Council** to undertake a RIBA Stage 2 feasibility at Altrincham, Sale and Stretford Leisure Centres. The objectives of the developments are to repurpose the existing Centres, creating facilities that appeal to a much wider audience, generating additional usage, participation, and sustainable revenue.


ALS has appointed Pozzoni Architects and ISG Construction to assist with the delivery of these projects.

The main activities throughout Stage 2 included:

- 🔹 Testing of Design options, to look at the pros and cons of each solution.
- 🔹 Engaging with Sport England and their representatives to review compliance with current Sport England Design Guidance.
- 🔹 Concept Design development and testing against project budget.
- 🔹 Development of project strategies with the wider project team, including MEP/Plant strategy and Civils.

Following a detailed review of the proposed developments throughout Stage 2, factoring in feedback and additions from all key stakeholders, the projects have been developed to further understand the capital investment budget required.

The current schemes at RIBA Stage 02 have been costed with overarching Capital Investment Summaries provided.



Design Summary

Designs have been developed through RIBA Stage 02, with contributions from Trafford Council, Trafford Leisure and the wider delivery team with key stakeholders including Sport England. The designs are based on the initial brief formulated by Trafford Council.

Altrincham Leisure Centre

Original requirement from Trafford Council to achieve whole centre refurbishment including but not limited to:

- 🔦 Exercise Studios - 107m² & 158m² multi-purpose studio provisions
- 🔦 Fitness Suite - 510m²
- 🔦 Lobby / Café - 226m²
- 🔦 Spa - 513m²
- 🔦 Wet Changing Village - 224m²
- 🔦 Kitchen / Servery / Reception
- 🔦 Group Changing
- 🔦 Sports Activity Hall
- 🔦 Gymnastics Hall
- 🔦 Pool Hall Refresh

Sale Leisure Centre

Original requirement from Trafford Council to achieve whole centre refurbishment including but not limited to:

- 🔦 Lobby/Café - 320m²
- 🔦 Kitchen / Servery / Reception
- 🔦 Changing Village - 225m²
- 🔦 Multi-Activity Hall
- 🔦 Fitness Suite - 435m²
- 🔦 Exercise Studios - 138m² & 135m² multi-purpose studio provisions
- 🔦 Immersive Cycle Studio - 96m²
- 🔦 Spa area - 77m²
- 🔦 Group Changing
- 🔦 Pool Hall Refresh

Stretford Leisure Centre

Original requirement from Trafford Council to achieve whole centre refurbishment including but not limited to:

- 🔦 Health & Wellbeing Centre - 140m²
- 🔦 Café / Lobby - 243m²
- 🔦 Kitchen / Servery / Reception
- 🔦 Changing Village - 280m²
- 🔦 Multi-Activity Hall
- 🔦 Fitness Suite - 415m²
- 🔦 Exercise Studio - 137m²
- 🔦 Spin Studio - 84m²
- 🔦 Ladies Gym - 96m²
- 🔦 Studio / Community Room - 128m²
- 🔦 Multi-purpose rooms - 87m²
- 🔦 Spa area, Sauna & Steam
- 🔦 Group Changing
- 🔦 Sports Hall
- 🔦 Pool Hall Refresh

Design Engagement

Vision Workshop Key Design Outcomes

- Increasing value in the Health and Fitness offering across all three sites was deemed a priority from all parties.
- Additional Fitness studio provision to compliment varied fitness activities also deemed key.
- Swimming – Opportunity to protect and enhance existing participation and revenues.
- First impression is key, to entice customers in to each of the three centres due to a positive first impression.
- Sustainability, Decarbonisation and future target of no utility costs recognised as key requirements.

Sport England Engagement Key Design Outcomes

- Sport England Design Guidance to be considered within all design.
- Derogation only where current building structure is prohibitive and can be demonstrated accordingly.
- Refer to SE Design Reponse Tracker for detailed list of inclusions and considerations for the following pre-construction stages (Within Annexure 1, Stage 02 Report Pack).

Project Phasing Key Outcomes

- A collaborative review of phasing and programming for the planned construction works at the three facilities has been undertaken; to drive best value, whilst causing as minimal disruption to the service as possible.
- It was agreed the projects would follow the below phasing principles:
- Altrincham - Total Site closure with potential early pool handover.
- Stretford - Partial closure with pool works commencing first for early handover.
- Sale - Swimming Pool to be complete in isolation with potential for early handover.
- Please refer to the Draft Programme.

FF&E and Solutions

ALS has worked with a number of equipment suppliers to provide indicative costs for client direct installations such as:

- Access Control
- Café (Servery & Kitchen)
- Furniture
- Signage
- Pool equipment
- Fitness and Studio equipment
- Audio visual
- Sports hall equipment

Please see Investment Summaries with site specific FF&E Schedules for the indicative fixtures, fitting and equipment allowance.



Technical Summary

Surveys were identified and commissioned to help inform RIBA Stage 02 feasibility design and cost. The initial surveys consisted of:

- 🔦 Measured Building Survey
- 🔦 Services and Supplies
- 🔦 Utility Surveys
- 🔦 Asbestos R&D Survey
- 🔦 Structural Investigation (Altrincham)
- 🔦 CCTV Drainage
- 🔦 Pool and Filtration Condition Survey
- 🔦 Fabric Condition Survey
- 🔦 MEP Condition Survey
- 🔦 Concrete Survey – Initial inspections
- 🔦 Concrete Survey – Testing and Analysis

Altrincham Leisure Centre


Overall, Altrincham Leisure Centre is in a poor, dated condition and as expected, would benefit from a comprehensive internal and external refurbishment. There are a number of significant building elements which require urgent attention in order to mitigate any further damage to the building fabric and improve the overall usability and aesthetic appeal of the premises, to a level which is suitable for the building users and Leisure Centre members.

Sale Leisure Centre

Overall, Sale Leisure Centre is dated but the condition is generally satisfactory, however would benefit from a refurbishment and remodel to make the facility fit for purpose.

Stretford Leisure Centre

Overall, Stretford Leisure Centre is in a poor condition and would benefit from a comprehensive refurbishment to improve the aesthetic appeal of the premises, including redecoration and renewal of all flooring and ceiling finishes. Other elements such as internal and external timber doors, changing room and sanitary fittings also require urgent attention in order to mitigate health and safety risks, improve the thermal performance of the building and provide for a more aesthetically attractive building for leisure centre users.



Financials

Project Costs

ISG have provided indicative budget costs based on Gross Internal Floor Area (GIFA) sqm costs for building the facilities designed.

ALS has incorporated the solutions, FF&E, project management and other such costs to identify the full capital investment required to deliver these projects.

Please refer to the Capital Investment Summary.

Project Inclusions

As definitive briefs have developed throughout stage 2, there are notable inclusions that have increased the scope of the projects, notably the carbon reduction works and approach to sustainability, pool plant filtration and Sport England design requirements.

Condition related maintenance works have been included, and to assist with demonstrating the cost saving this provides to the Council, cost reports have been prepared for each of the three facilities.

The Condition Surveys demonstrate the 'stand still' cost in maintenance requirements over the next five years if the projects are not delivered.

The values of the condition related works included in the refurbishment scheme are identified below.

Altrincham:	£3,498,782
Sale:	£2,520,272
Stretford:	£3,131,559
Total:	£9,150,613

Current Market Conditions

Against a backdrop of rising demand and acute supply constraints, tender prices have spiked unusually quickly over the past year. Independent market analysis has recognised 'all work' material price indexes up more than 23.5% in the year to August '21, with oil prices similarly at a 3 year high, driving up fuel and energy costs. Labour shortages in the industry, driven by Covid-19 and Brexit has resulted in a 14.4% increase in weekly wages, as contractors are having to raise wages to attract the people they need. These trends, supported by the record month on month increases reported, indicate that this has continued from the summer, with further inflation significantly impacting tender prices. Due to this unprecedented market volatility in material prices, global shortages, availability of materials and rising energy costs, Industry predictions warn that this trend looks likely to continue.