

## **Commission for the appraisal of different options for the provision of Public Swimming (and Fitness) Facilities in Shrewsbury**

**5<sup>th</sup> September 2014**

The commission is to undertake an option appraisal in relation to the Quarry Swimming & Fitness Centre (QSFC) in order to guide and determine future proposals for public leisure and swimming provision in Shrewsbury.

The 4 options to be considered in relation to the future of swimming provision in Shrewsbury, should focus on:

### **Option A - Refurbishment of Existing Quarry Swimming & Fitness Centre**

This option should consider:

- The condition of the existing premises and the feasibility and high level capital costs of it being refurbished to deliver a 'modern' swimming & fitness facility;
- a review of site and planning constraints;
- proposed programme and timescales to undertake a refurbishment;
- any potential service and swimming programme delivery implications;
- the ongoing revenue and financial impact.

### **Option B - Rebuilding of Quarry Swimming & Fitness Centre on the existing site**

This option should consider:

- The feasibility and associated high level capital costs of constructing a new swimming pool, learner pool & fitness facility on the existing site;
- a review of site and planning constraints including land under council ownership beyond the current boundaries of the property;
- decommissioning and demolition implications and costs of the existing facilities;
- proposed programme and timescales to undertake a new build;
- any potential service and swimming programme delivery implications;
- the ongoing revenue and financial impact.

### **Option C – The relocation and development of a new swimming & fitness facility at four possible sites (three within Shropshire Council ownership) in Shrewsbury:**

This option should consider for each site (locations within the town to be confirmed to the successful Consultant):

- The availability and purchase cost of the alternative sites;
- the feasibility and associated high level capital costs of constructing a new swimming pool, learner pool & fitness facility on the proposed alternative sites;
- any site and planning constraints;

- decommissioning and demolition implications and costs of the existing facilities;
- proposed programme and timescales to undertake a new build;
- any potential service and swimming programme delivery implications;
- the revenue and financial impact.

### **Option D - Consolidation of swimming & fitness provision alongside existing facilities at the Shrewsbury Sports Village**

This option should consider:

- The feasibility and high level capital costs of adding a new swimming pool, learner pool and associated facilities onto the existing site at the Shrewsbury Sports Village;
- any site and planning constraints;
- decommissioning and demolition implications and costs of the existing facilities;
- proposed programme and timescale to undertake a new build extension;
- any potential service and swimming programme delivery implications;
- the revenue and financial impact.

In carrying out this commission the consultant will be expected to use as a “reference point” the Future Shrewsbury Swimming Pool, Outcomes and Requirements report and this will form part of the “contract”.

In addition the consultant should consider opportunities to provide a:

- 50 m pool
- A range of diving boards
- Flumes and “fun leisure water”
- “Water play area” to build confidence

The consultant should consider arguments in support and of and against providing the above, indicative site requirements and indicative potential costs.

### **Information to be provided by the Client to the successful Consultant**

- Future Shrewsbury Swimming Pool, Outcomes and Requirements
- Site Condition Survey (due for completion late September 2014) for Quarry Swimming & Fitness Centre
- Asbestos surveys/registers for Quarry Swimming & Fitness Centre
- Participation figures and usage for Quarry Swimming & Fitness Centre
- A range of evidence and statistics that “describe” Shrewsbury and its citizens
- Initial site appraisals within Shrewsbury for short list of new build swimming centre locations
- Existing site plan for the Quarry Swimming & Fitness Centre
- Location plans (and site layout plans where available) for alternative site options

- Indoor Leisure Facilities Strategy for Shropshire and historic facilities planning information
- Access to Sports England market segmentation information
- Access to the existing provider, Shropshire Community Leisure Trust

### **Requirements of the Consultant**

Applicants will be expected to provide a full analysis for each of the options described above using the headings provided. The consultant will be expected to make what-ever sub-contracted appointments may be necessary to satisfactorily deliver the contract and will provide a lead consultant to work with the Council for the duration of the contract.

Applicants should note in particular that the Council wishes to understand, for each option:

- the current and future demand for swimming in the Shrewsbury area and how the specific location / option will affect and potentially meet this demand;
- the potential for the specific location to deliver an accessible facility for County / Regional aquatic (including Triathlon etc.) events
- its economic impact;
- its sustainability impact including travel implications, carbon footprint, etc.

### **Project Outcomes and Timescales**

A quotation for the commission should be received by the Client by 5pm on Monday 22<sup>nd</sup> September 2014, and should be addressed to:-

Mr Steve Law, Strategic Asset Manager, Assets and Estate Management, Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Email:-steve.law@shropshire .gov.uk  
Electronic submissions are welcomed.

**For any enquiries, please get in touch in the first instance with Mrs Carol Mills, Asset Management Office (01743) 252381 carol.mills@shropshire.gov.uk**

The final report including all considerations, programming and projected costs should be provided to the client within **six** weeks of the commission being awarded.

Any Contract will be subject to Shropshire Council's general terms and conditions as attached.

Consultants are required to provide full details of their Public Liability and Indemnity Insurance, and Company Health and Safety and Equality policies

For the purposes of this contract, quotations will be assessed on price and quality including the capacity of the consultant to deliver the full scope within the timescale specified. Price will account for 40% of the total score and quality 60%. Within the Quality Assessment, this will be evaluated equally on the three elements of

- Ability to complete within specified timeframe, with identification of key milestones
- Necessary Experience and Track Record of delivering similar projects (details of Consultant Leads and Entire Team who would be working on this commission to be supplied)
- Planned Methodology for undertaking the work and to illustrate this, Consultants should provide the Client with at least two examples of previous commissions which have been taken to successful conclusion and provide references for this work.

