



APPENDIX 9

MACE/AFLS&P AND SHIRE PLANNING REPORT

Quarry Pool

Technical report

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1. Executive summary

1. Executive summary

Shropshire Council requires an appraisal of strategic options for the future provision of swimming and fitness facilities in Shrewsbury. These are to replace the existing Quarry Leisure Centre in the centre of Shrewsbury.

Strategic Leisure Limited (SLL), AFL S&P Architects and Mace have been appointed to evaluate a range of options including developing new sites, redeveloping existing facilities and extending alternative sports and leisure facilities.

SLL developed the strategic rationale and business case for the options, AFL S&P developed architectural layouts and Mace developed the cost, programme and planning requirements.

This report presents the key technical and construction information required for an options appraisal by Shropshire Council. It provides technical information in relation to planning requirements, programme and cost implications for each of the options proposed for Quarry Swimming and Fitness Centre.

The following options were considered in this study:

1. Quarry Pool (refurbishment, renovation, and new build)
2. New build on the Riverside Shopping Centre
3. New build on land adjacent to Shrewsbury Town Football Club
4. New build at Clayton Way
5. New build on land at Ellesmere Road
6. New build on land at the Shrewsbury Sports Village

Initial sketches and images have been included to show the architectural intent and initial concept layouts for how the six leisure centres may be designed.

Mace has developed strategic programmes for each of the options. Assuming the Preconstruction stage commences on 13th April the new build centres handover dates range from 19th June 2017 (Shrewsbury Sports Village) to 11th January 2018 (Riverside Shopping Centre / Shrewsbury Town Football Club). A potential phasing plan for the refurbishment of the existing Quarry site has also been developed for consideration.

Mace has assessed developed initial cost plans for each of the site. These range from £9.0m (Shrewsbury Sports Village) to £12.8m (Quarry Pool renovation). A summary is included within the report and the full cost plan is included as Appendix A.

Planning and civil engineering advice was sought on the viability of each site. This appraisal has been summarised in tabular form within the report for ease of comparison.

An initial risk register has been included for this stage. It identifies risk at a project and site level. A RAG rating has been assigned to indicate the severity of the risk to the project. Mitigating actions are to be developed in the next stage.

The Technical Report and associated appendices offer the starting point of RIBA Levels 0/1, with the view that the project will continue to adopt the RIBA Plan of Work 2014 with the next stage being the completion of the Brief and commencement of the Concept Design.

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2. Site layouts

Site layouts – architectural overview (i)

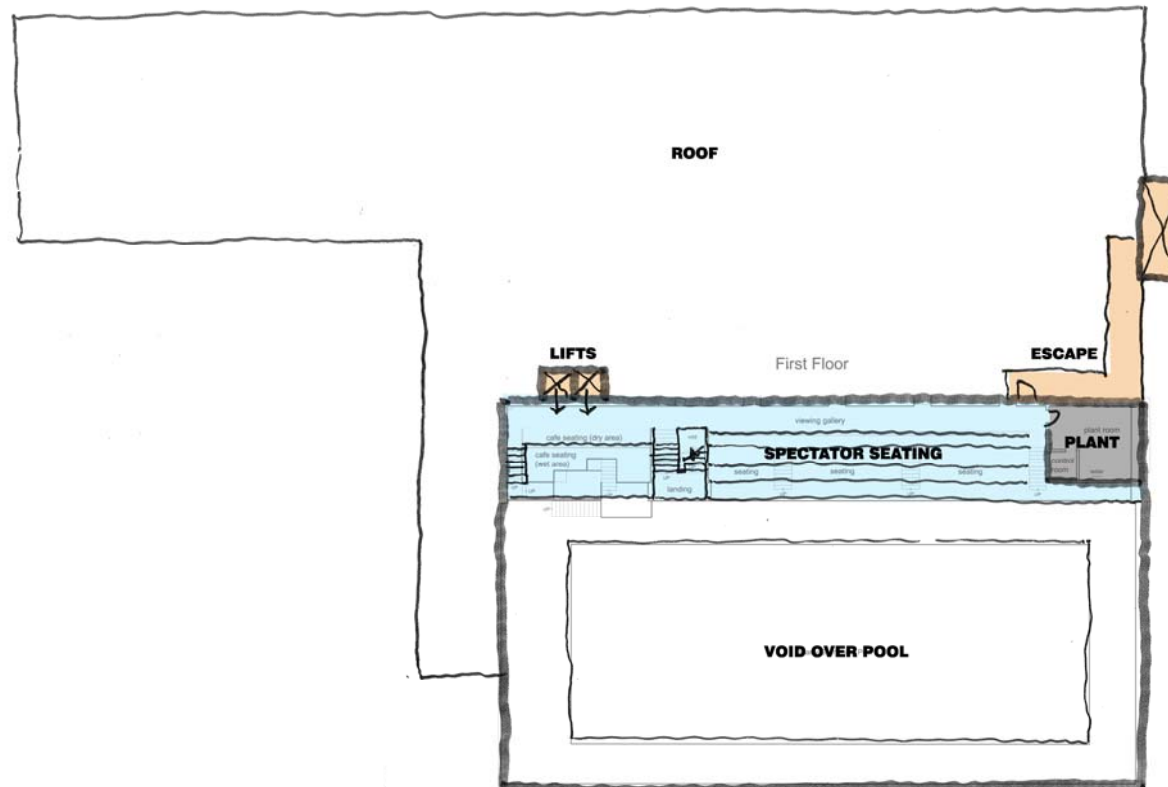
Site	Advantages	Disadvantages
Quarry Pool Options 1A, 1B and 2	<ul style="list-style-type: none"> • Historic centre of swimming of Shrewsbury • Strong sense of local identity • Easy pedestrian access • Attractive civic site 	<ul style="list-style-type: none"> • Complex multi levelled site for access and construction • Restrictive parking and servicing areas • Complicated restriction in construction and phasing • Planning restrictions on extension to a 8 lane pool effecting trees • Public rights of way to rear of site
Riverside Shopping Centre Option 3A	<ul style="list-style-type: none"> • City centre location • Adjacent to pedestrian river crossing and local car parks • Prominent Civic frontage. • Massing of the building fits within the urban context and benefits with the close proximity to the bus station 	<ul style="list-style-type: none"> • Re-development of the site requires the demolition of existing retail properties including Wilko and part of the shopping mall • The main access road and one way route , will result in challenges on drop off zones • The site slopes and will require retaining structures
Shrewsbury Town Football Club Option 3B	<ul style="list-style-type: none"> • Site located adjacent to stadium parking • Existing artificial football pitches • Benefits adjacency of both as a leisure and sports destination • Good transport links for cars • Commercial links with Shrewsbury FC may benefit revenue income 	<ul style="list-style-type: none"> • Out of town location • Majority of visits by car • Separated from existing residential areas • Limited public participation

Site layouts – architectural overview (ii)

Site	Advantages	Disadvantages
Ellesmere Road Option 3C	<ul style="list-style-type: none"> • Open Green Field site • Gentle topography • Situated at prominent road intersection. • The site is generous in footprint and suitable for future extension 	<ul style="list-style-type: none"> • The proximity to the a major roundabout raises transport egress and entrance to the site including slip road provisions • Access to the facility will be dominated by car visits as it divorced from residential areas • Major HV pylons to the rear of the site will limit building layouts considered in build areas • The site does not have the presence of civic importance that this facility would normally be associated with , and feels isolated, which may discourage public participation
Clayton Way Option 3D	<ul style="list-style-type: none"> • Open Green Field site • Gentle topography • The site is generous in footprint and suitable for future extension 	<ul style="list-style-type: none"> • Isolated site on minor country road at end of an industrial site • Dependent on future residential development • Limited civic value
Shrewsbury Sports Village Option 3E	<ul style="list-style-type: none"> • Linking into existing dry sports provision • Large car park provision • Serviced site • Shrewsbury's established Sport Hub • Good transport links • Adjacent to residential areas • Massing of new build fits with existing sports provision 	<ul style="list-style-type: none"> • Not a city centre provision • Less civic in presence

Option 1B: Renovation of the Quarry Pool

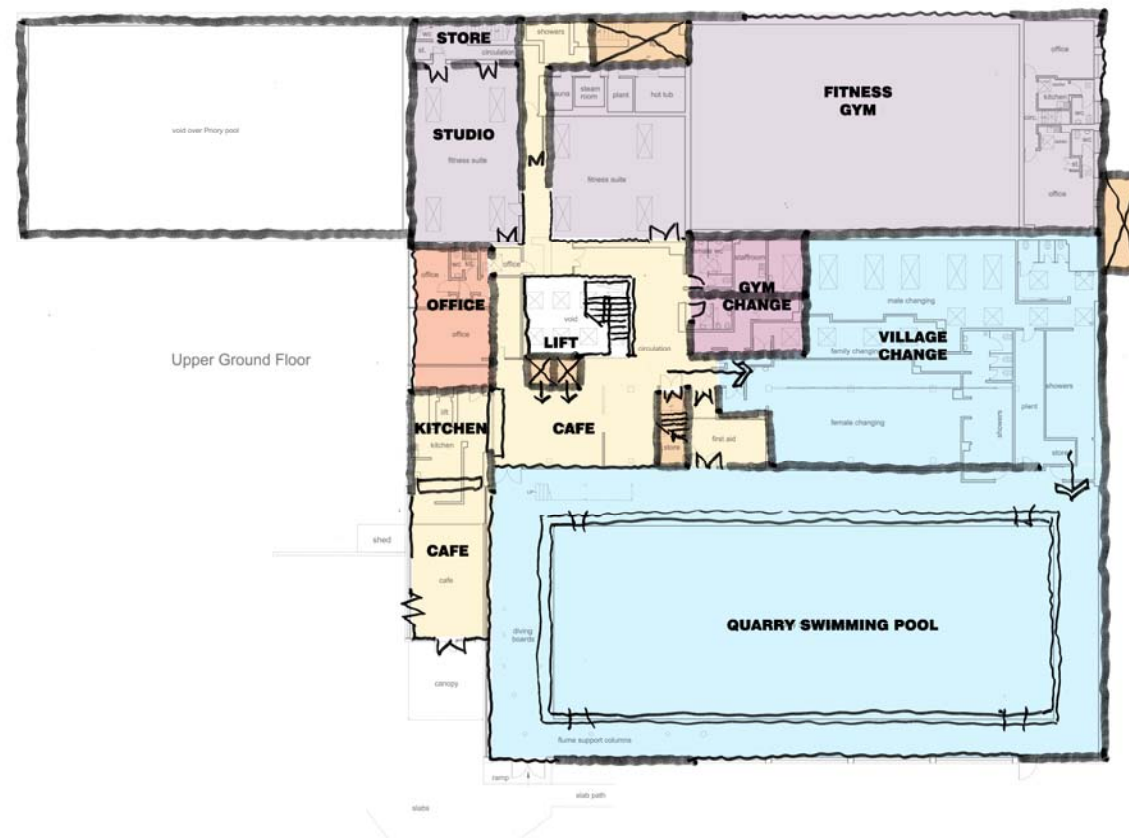
First floor



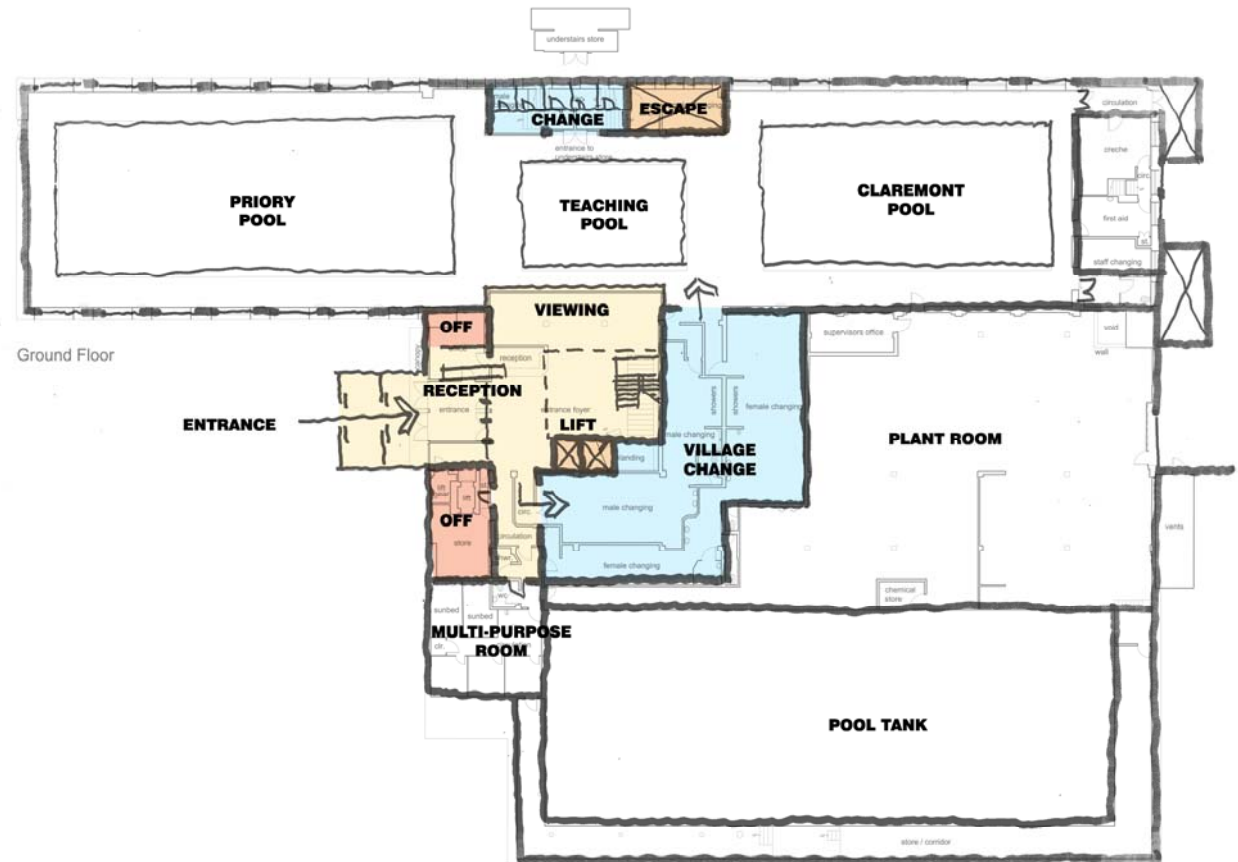
Quarry refurbishment options are contained within the original footprint of the building and therefore site plans have not been included.

Option 1B: Renovation of the Quarry Pool

Upper ground floor

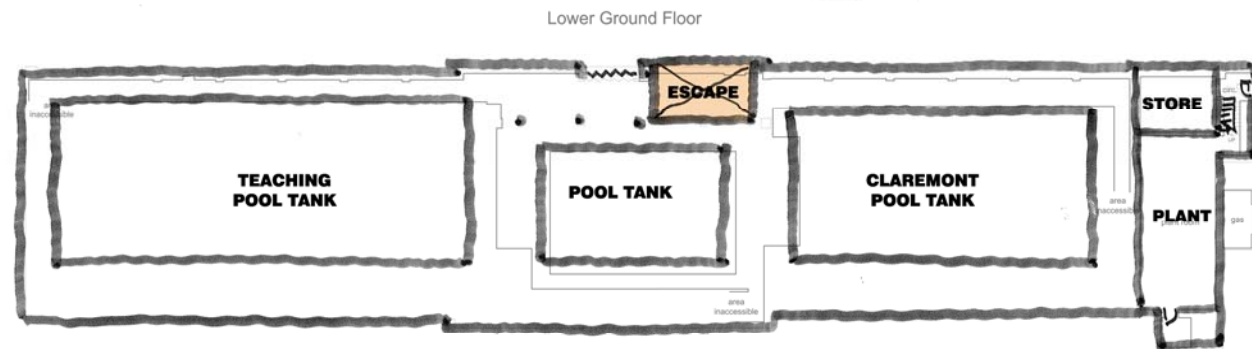


Option 1B: Renovation of the Quarry Pool Ground floor



Option 1B: Renovation of the Quarry Pool

Lower ground floor

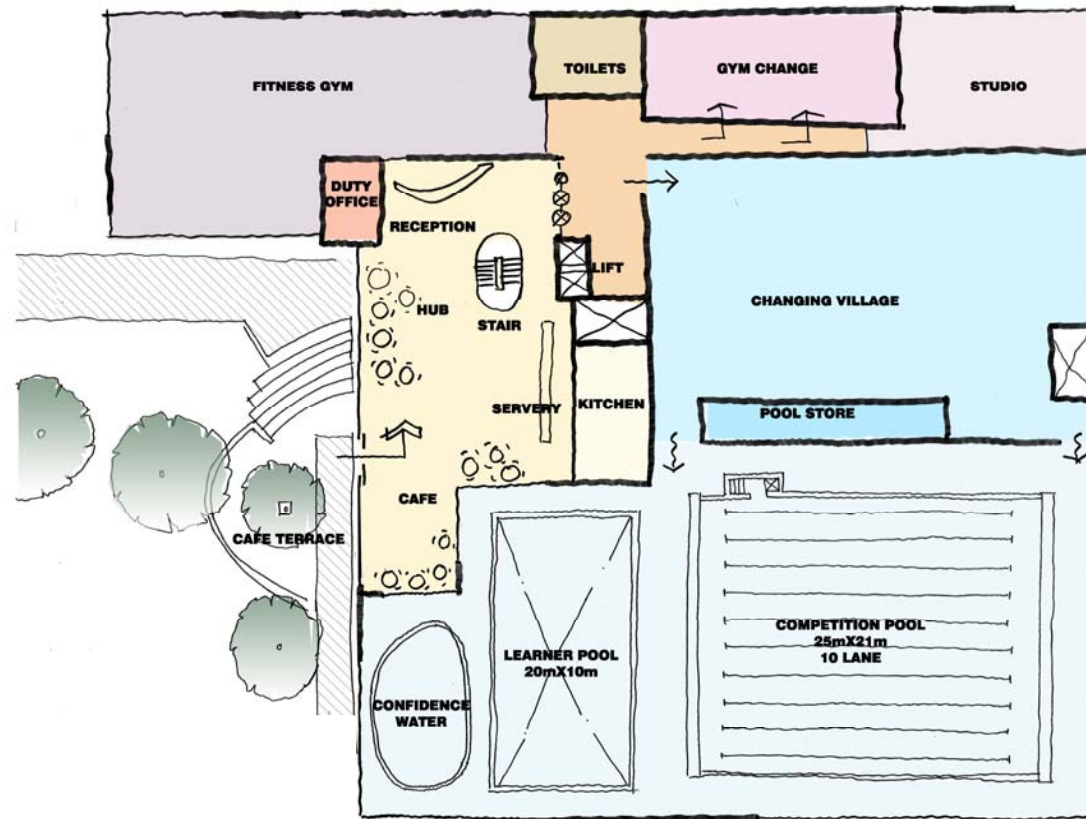


Option 2: New build on the Quarry Pool site



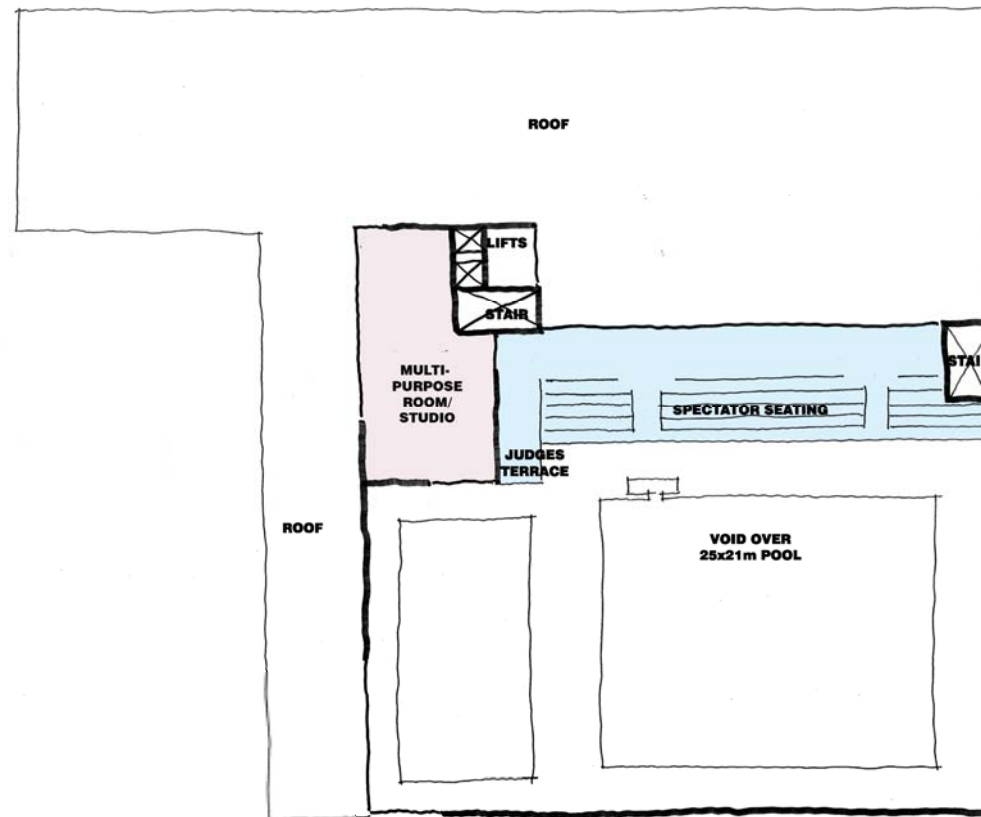
Option 2: New build on the Quarry Pool site

Upper ground floor



Option 2: New build on the Quarry Pool site

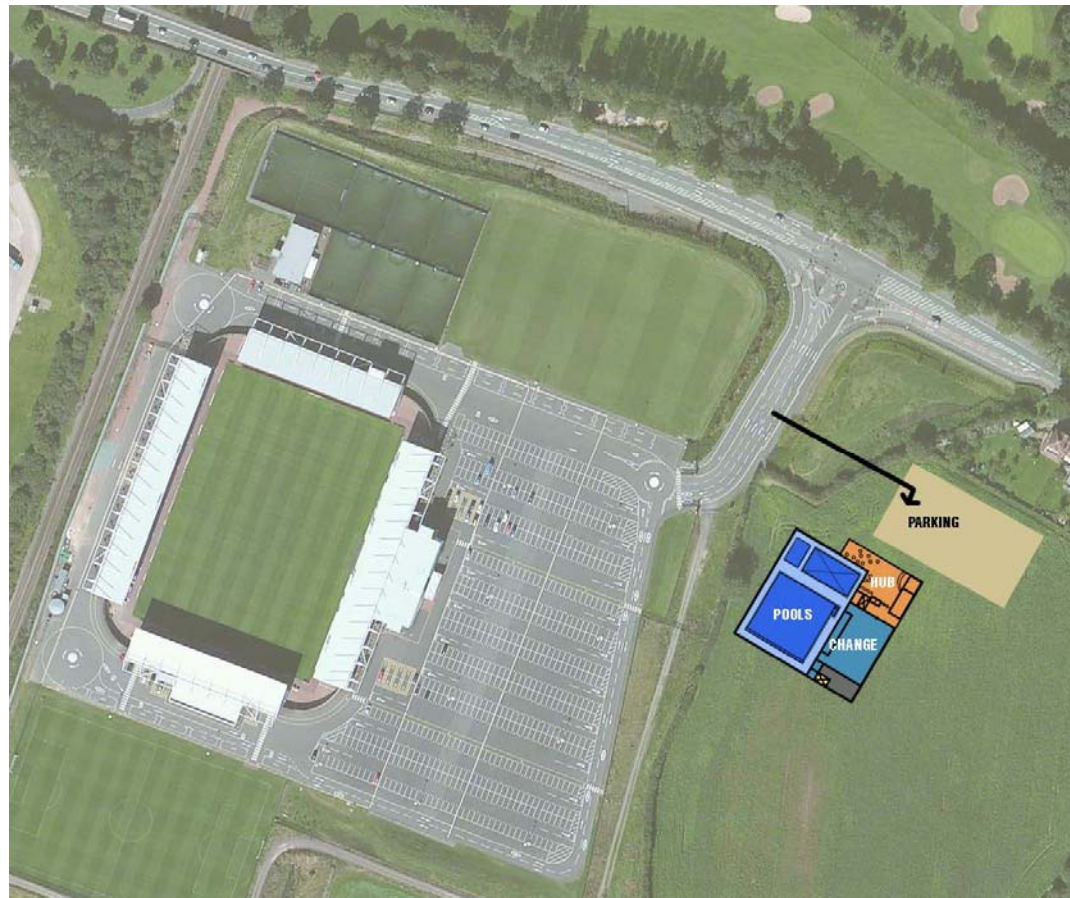
First floor



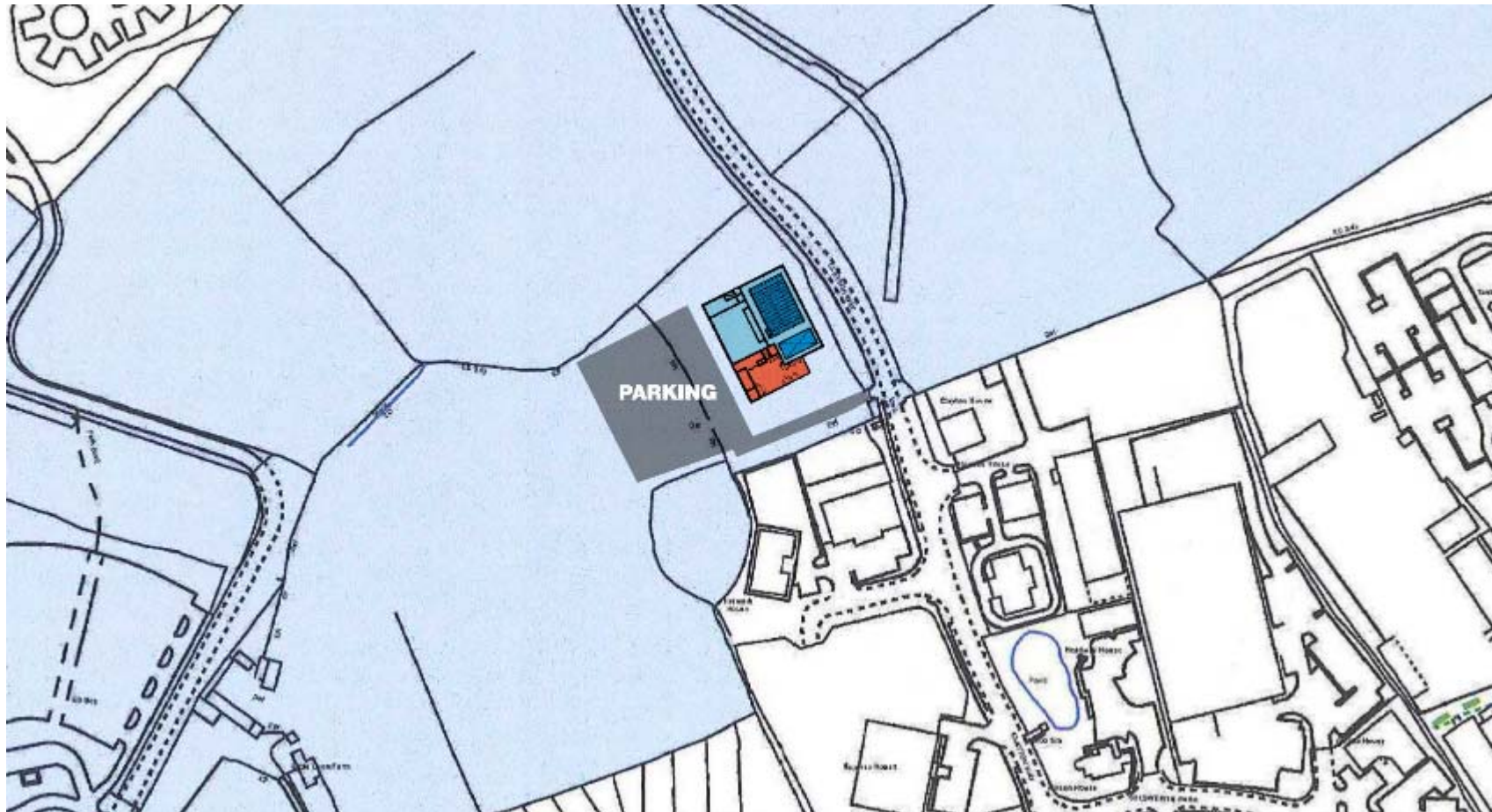
Option 3A: New build on the Riverside Shopping Centre



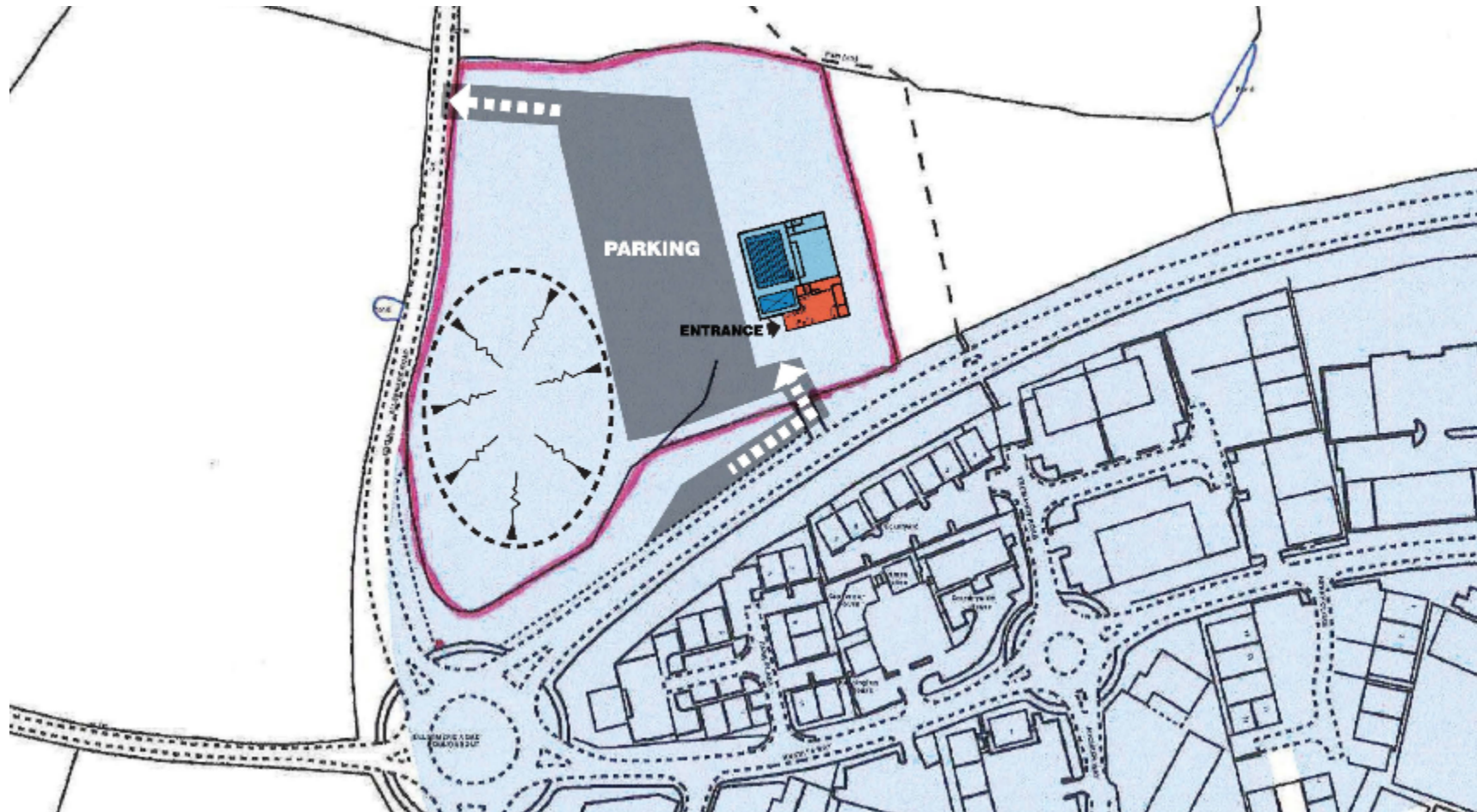
Option 3B: New build on land adjacent to Shrewsbury Town Football Club



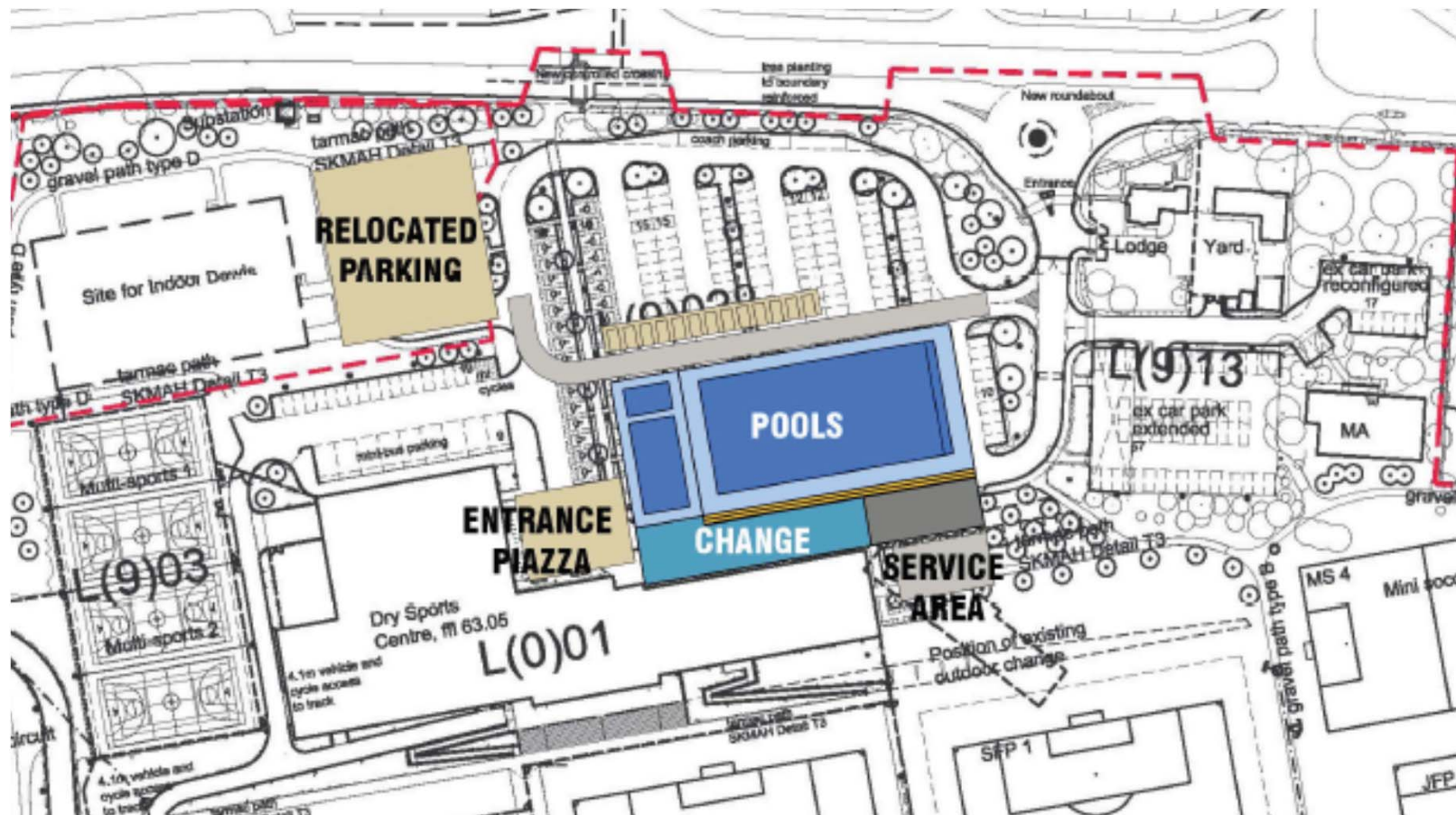
Option 3C: New build at Clayton Way



Option 3D: New build on land at Ellesmere Road

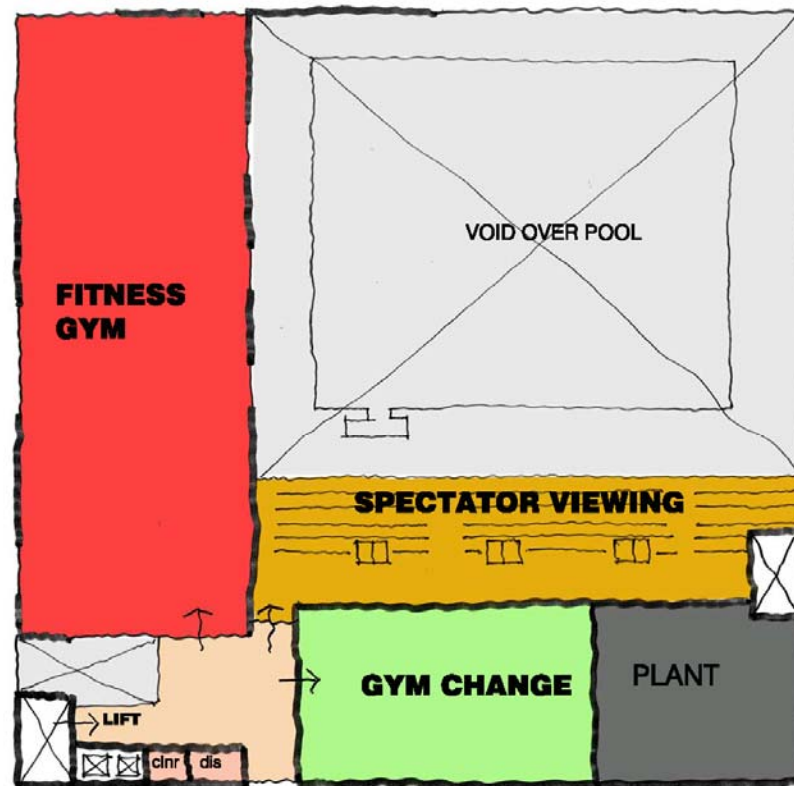


Option 3E: New build on land at the Shrewsbury Sports Village



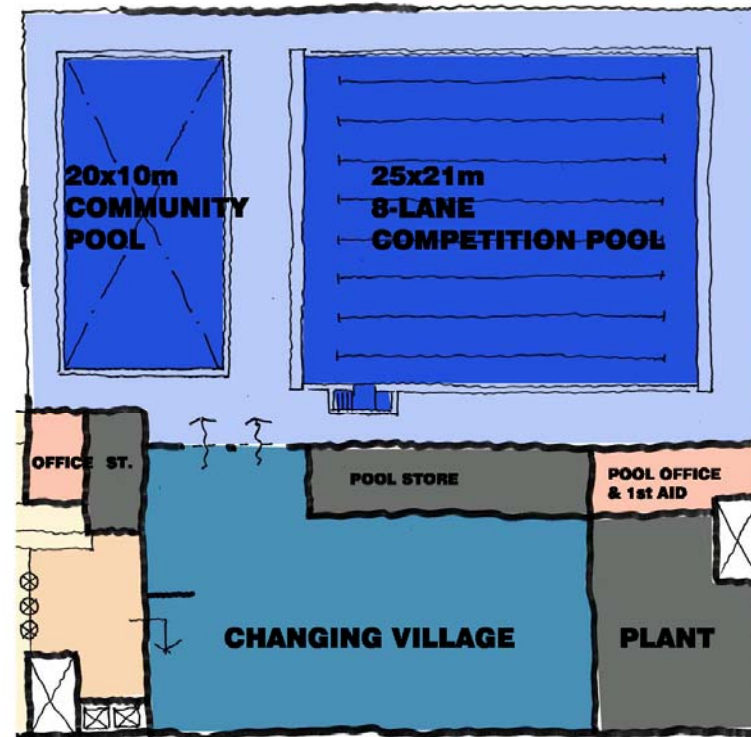
Option 3E: New build on land at the Shrewsbury Sports Village

First floor



Option 3E: New build on land at the Shrewsbury Sports Village

Ground floor plan



Alternative options for new build on land at Shrewsbury Sports Village

Shropshire Council requested that we investigated ways to add additional car parking due to loss of car park spaces with the proposed position of the baseline option. To this end we considered two options:

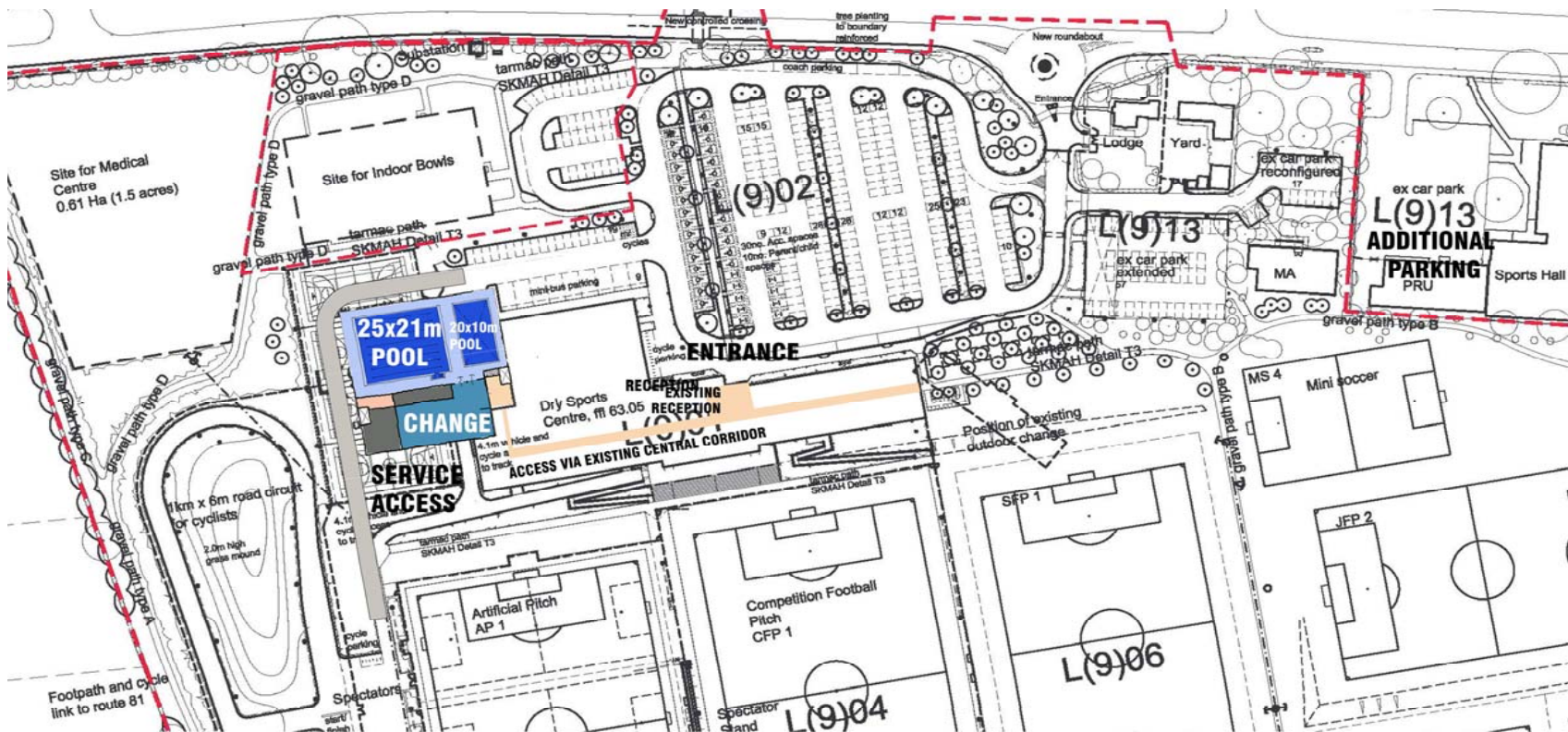
1. Keep the pool positioned on the original site and create additional car parking on outdoor courts at back of the dry sports facility
2. Site the pool on the outdoor courts and create additional car parking where possible

Other site options were assessed however they were not included as they were significantly dislocated from the existing dry sports centre and would experience operational difficulties.

Site	Architectural commentary
Option A	<ul style="list-style-type: none"> • Benefits from adjoining existing entrance, will require redesign of reception. Compact addition. • Pools provide visually exciting active frontage ,views from road, shields existing blank frontage. • Changing ,wet and dry abut existing changing , ideal for plant and drainage. • Good service access to Plant-rooms • Parking removed from frontage , replaced and enhanced on tennis court area • Gym at First Floor prominent visual attraction • New entrance not as prominent • New access route through parking required ,repositioning disabled parking required
Option B	<ul style="list-style-type: none"> • Building less compact , access through existing Reception , using existing spine corridor. • Less visual impact particularly from the road and entrance, although the glass box of the Pool and first floor gym enlivens this area of the site. • Simple extension of road Cycle Track /Artificial pitches. • Existing parking retained , additional demand with new parking adjacent to Bowls • Challenging operational issues due to supervision of linear building • Good Service access

Alternative options for new build on land at Shrewsbury Sports Village

Option A



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3. Programme

Programme

A strategic programme has been developed for each of the options and is shown on the following page. The different sites are shown as sublevels on the programme for ease of comparison. The programme is based on high level information and will be developed further upon selection.

The programme information provided is intended as a guide to the preconstruction process (design, planning and procurement) and construction phase, outlining the possible practical completion dates for each of the site options. Further investigations and surveys will be required on commencement of the next stage to ascertain ground conditions, the structural constraints of the existing buildings and the extent of the demolition.

A tabular comparison of the construction periods is shown below:

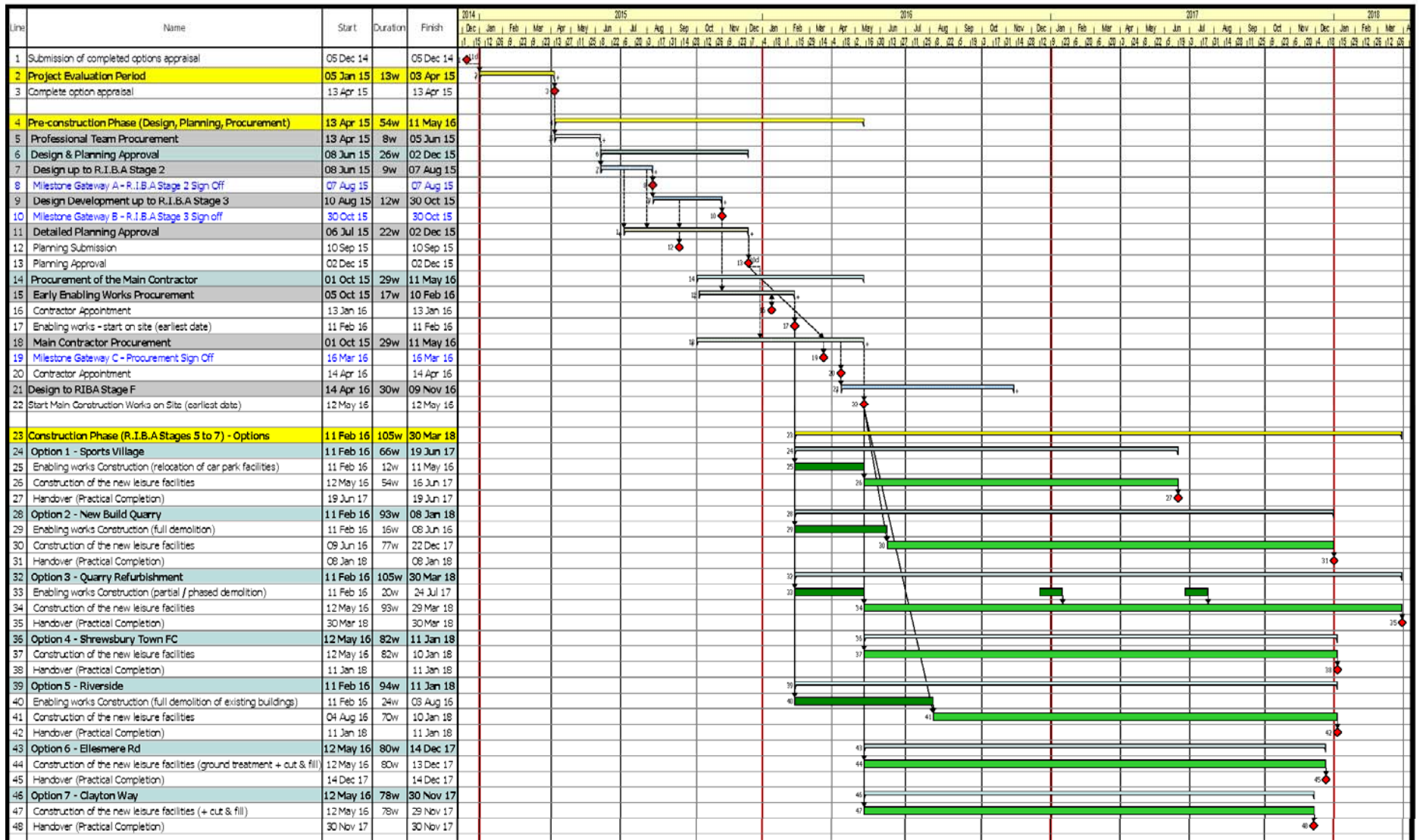
Option	Approx. area	Enabling works	Enabling duration (weeks)	Build/refurb duration (weeks)	Total duration (weeks)
1A	5,665m ²	Phased and partial demo	20 (sectional)	93	105
2	3,550m ²	Demolition	16	77	93
3A	3,474m ²	Demolition	24	70	94
3B	3,474m ²	Unknown	Unknown	82	82
3C	4,024m ²	Cut & fill	8	70	78
3D	3,827m ²	Marsh land stabilisation Cut & fill	10	70	80
3E	2,317m ²	Car park relocation	12	54	66

Options

- 1a – Refurbishment of Quarry Pool
- 1b – Renovation of Quarry Pool
- 2 – New build on the Quarry Pool site
- 3a – New build on the land at Riverside Shopping Centre
- 3b - New build on land adjacent to Shrewsbury Town Football club
- 3c - New build at Clayton Way
- 3d - New build on land at Ellesmere Road
- 3e - New build on land at the Shrewsbury Sports Village

Refurbishment

The critical path to the general refurbishment programme would be in the replacement of the roofs and the gym improvement / extension works. The full programme of works would be undertaken over a 45 week period (stop / start in nature) and would be phased to cause as little disruption as possible to the leisure centre operations. A high proportion of the works would have to be done out of leisure centre operating hours.



Key ◆ Milestone ■ Main Summary ■ Procurement ■ Summary ■ Design ■ Planning ■ Enabling Works ■ Construction			
Project title Shrewsbury Leisure Facilities	Dated 23/12/2014	Drawn by P.Holt	Programme No Mace-SC-PO-MP
Programme title Programme Options	Revision comment Notes Programme Options		
Client Shropshire Council	Sheet 1 of 1	Revision B	Revision Date 23/12/2014

4. Cost summary

Cost Summary

Summary of Costs

	Option 1A Refurbishment of Quarry Pool	Option 1B Renovation of Quarry Pool	Option 2 New Build at the Quarry Pool Site	Option 3A New Build Riverside Shopping Centre	Option 3B New Build on land adjacent to Shrewsbury Town FC	Option 3C New Build at Clayton Road	Option 3D New Build on land at Ellesmere Road	Option 3E New Build on land at Shrewsbury Sports Village
Construction only cost	1,709,500	8,507,500	8,430,000	8,142,800	7,742,800	8,042,800	8,042,800	6,457,000
Additional Preliminaries and OH&P (phasing)	85,475	425,375	n/a	n/a	n/a	n/a	n/a	n/a
Sub Total Construction Cost	1,794,975	8,932,875	8,430,000	8,142,800	7,742,800	8,042,800	8,042,800	6,457,000
Professional fees @ 10%	179,498	893,288	843,000	814,280	774,280	804,280	804,280	645,700
Contingency	197,447	1,473,924	927,300	895,708	851,708	884,708	884,708	710,270
SUB TOTAL PROJECT COST	2,171,920	11,300,087	10,200,300	9,852,788	9,368,788	9,731,788	9,731,788	7,812,970
Site Specific Abnormal Costs	0	750,000	150,000	750,000	600,000	350,000	600,000	705,000
Total Project Cost	2,171,920	12,050,087	10,350,300	10,602,788	9,968,788	10,081,788	10,331,788	8,517,970
Inflation (see specific option for base date)	145,736	758,236	639,559	617,770	522,778	543,034	610,183	489,873
Estimated Project Cost	2,317,656	12,808,323	10,989,859	11,220,558	10,491,566	10,624,822	10,941,971	9,007,843
Estimate Extra Over for 10 lane 25m Pool (£1,200,000)			12,189,859	12,420,558	11,691,566	11,824,822	12,141,971	10,207,843
Estimate Extra Over for 50m Pool (£6,500,000)				17,720,558	16,991,566	17,124,822	17,441,971	15,507,843
Estimate Extra Over for 100 station gym (£800,000)			11,789,859	12,020,558	11,291,566	11,424,822	11,741,971	9,807,843

Cost – Shrewsbury Sports Village Alternatives

Summary of Costs

	Shrewsbury Sports Village Option A	Shrewsbury Sports Village Option B
Construction only cost	6,457,000	6,457,000
Additional Preliminaries and OH&P (phasing)	n/a	n/a
Sub Total Construction Cost	6,457,000	6,457,000
Professional fees @ 10%	645,700	645,700
Contingency	710,270	710,270
SUB TOTAL PROJECT COST	7,812,970	7,812,970
Site Specific Abnormal Costs	705,000	955,000
Total Project Cost	8,517,970	8,767,970
Inflation (see specific option for base date)	489,873	489,873
Estimated Project Cost	9,007,843	9,257,843

Please note:

These costs are to be read alongside the order of cost estimate document issued on 30th January 2015 for the multiple site options in the Shrewsbury area. Particular attention should be noted of the Commentary section of the document, containing the exclusions and assumptions allowed when carrying out the costs.

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5. Planning considerations

Planning policy – overview

The local development plan comprises the Shropshire Adopted Core Strategy of March 2011 and a few saved policies of the Shrewsbury and Atcham Borough Local Plan adopted in 2001. Also relevant will be the master plans for ‘Shrewsbury South Sustainable Urban Extension’, which was adopted in November 2012, and that for ‘Shrewsbury West’ which was adopted in December 2013. The Site Allocations and Management of Development Plan was submitted to the Secretary of State in August 2014 which amongst other things proposes two “*Sustainable Urban Extensions*” to the West and South of Shrewsbury and consequent amendments to the town’s Development Boundary.

National Planning Policy in the NPPF exhorts local planning authorities to “*apply the presumption in favour of sustainable development*”, to make “*effective use*” of previously developed land, provide the leisure and recreational facilities that a community needs and encourages the use of a variety of transport mode.

The following planning issues have been identified as relevant to this project:

1.Operational issues

2.Planning policy – such as protecting the countryside, and making provision for the needs of the economy.

3.Proximity to residential property – preference is given to developments which enhance the sustainability of the communities they serve by their proximity to housing, whilst protecting the residential environment and local amenity.

4.Agricultural use – development should seek to use poorer quality agricultural land in preference to that of higher quality.

5.Site archaeological constraints - the interests of archaeology should be safeguarded.

6.Heritage and design issues – ‘heritage assets’ such as listed buildings and registered gardens should be protected and enhanced. Design should be of high quality.

7.Transportation and safety – where developments must be located out of town centre preference is given to sites with good accessibility and connectivity by a variety of transport mode.

8.Ownership constraints – if sites are not currently owned by the council then land acquisition will have implications on the programme

9.Local flood risks – full account should be taken of flood risks. Action should be taken to direct development away from high risk areas.

10.Ecological constraints – biodiversity should be enhanced wherever possible.

11.Trees and hedges- the unnecessary loss of aged or veteran trees or mature hedges should be avoided.

These topics have been assessed from the ‘desk-top’ for each of the proposed sites and the results are summarised in tables in Appendix C to this document. For ease of reference the analysis is further summarised on the following page.

Planning policy – analysis summary

Site	Analysis
Quarry Pool	<ul style="list-style-type: none"> • Significant limitations due to constrained site • The adjacent land is a Registered Park • Very high design quality required due to prominent conservation area location • High archaeological potential
New build on the Riverside Shopping Centre	<ul style="list-style-type: none"> • Highly constrained by flood risk consideration • Very high design quality required due to prominent conservation area location • Likely planning objection due to loss of key retail frontage • Part of a mixed use scheme, with site assembly problems extending timescales
New build on land adjacent to Shrewsbury Town Football Club	<ul style="list-style-type: none"> • Site is outside of the defined Development Boundary and remote from the community which it will serve until the SUE is developed. Public transport would need to be significantly improved in the interim • Content and layout of SUE area is yet to be fully determined, but the current planning application does not include space for a swimming pool. Conflict with employment land policy • Possible synergy with adjoining Stadium and need for a development catalyst, as well as a ‘transitional’ use between existing residential and new commercial uses
New build at Clayton Way	<ul style="list-style-type: none"> • Site is outside of the defined Development Boundary • Content and layout of SUE area is yet to be determined, but does not currently include space for a swimming pool. • Site is remote from housing until other elements constructed and new infrastructure is in place
New build on land at Ellesmere Road	<ul style="list-style-type: none"> • Heritage objection due to proximity to Registered Battlefield • Distance from town centre, services, housing and public transportation • Loss of agricultural land • Outside defined Development Boundary in open countryside
New build on land at the Shrewsbury Sports Village	<ul style="list-style-type: none"> • Fits well with the activities currently in the area • Sits outside the defined Development Boundary (as does the Sports Village) • Any lost recreational facilities or playing fields would need to be replaced • Out of centre location but public transport available

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6. Ground conditions and contamination

Civil engineering – ground conditions

Site	Ground conditions
Quarry Pool	<ul style="list-style-type: none"> • Not included in survey
New build on the Riverside Shopping Centre	<ul style="list-style-type: none"> • Records indicate significant build up of made ground and peat • Piled foundations likely • No groundwater shown but it is likely to be encountered which will cause issues with deep excavations
New build on land adjacent to Shrewsbury Town Football Club	<ul style="list-style-type: none"> • Clay indicated at shallow depths • Pads and strip footings likely • No groundwater encountered
New build at Clayton Way	<ul style="list-style-type: none"> • Very stiff clay indicated at shallow depth • Pads and strip footings likely • No groundwater encountered
New build on land at Ellesmere Road	<ul style="list-style-type: none"> • Clay indicated at shallow depth • Pad foundations and strip footings likely • No ground water encountered
New build on land at the Shrewsbury Sports Village	<ul style="list-style-type: none"> • Firm clay indicated at shallow depth • Pads and strip footings likely • No groundwater encountered

Civil engineering – contamination

Site	Contamination
Quarry Pool	<ul style="list-style-type: none"> • Not included in survey
New build on the Riverside Shopping Centre	<ul style="list-style-type: none"> • City centre location showing evidence of historic development as far back as maps exist • High risk of contamination on site
New build on land adjacent to Shrewsbury Town Football Club	<ul style="list-style-type: none"> • Site used for agricultural purposes up until the 1980s • Recent development of the football stadium means that there may be a risk of ground contamination
New build at Clayton Way	<ul style="list-style-type: none"> • Site used for agricultural purposes up to the 1970s when a business park was constructed • A waterworks was constructed locally in the 1930s • Historic ponds in close proximity with the potential for gas
New build on land at Ellesmere Road	<ul style="list-style-type: none"> • Historic maps indicate no previous development on the site so low risk of contamination
New build on land at the Shrewsbury Sports Village	<ul style="list-style-type: none"> • Historic maps indicate no previous development prior to the existing leisure centre's construction in the 1970s/1980s

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7. Risk

Risk overview

There are number of risks and opportunities that would need to be explored in the next stage of the project. Mace Cost Consultants have currently built a 9% contingency cost which is suitable for a project at this stage of development.

Due to the current stage of the project it is difficult to identify developed specific. Mace have utilised the knowledge and experience held within the team and the information gathered so far to collate an initial risk register. These are shown in terms of specific site risks and more strategic project risks. Summary tables are included on the following pages.

Progressive development of risk management is essential throughout the next stages of the project. As an overview, we recommend actively managing risk by implementing the following strategy. We recommend that risk and opportunity workshops are held as soon as possible upon starting Stage 2.

Identify Scope

The risk management process provides the framework to implement a structured and strategic approach which ensures that:

- Potential risks to the project are identified in the first instance
- Management action plans are drafted as a response to risks
- Analysis is undertaken to ensure an informed cost allowance is made for identified risk

Key Objectives

- More comprehensive identification of risks
- Generation of coherent management strategies
- Formulation of more realistic plans and programmes
- Contingencies which reflect identified risks
- Faster response to risks when they occur
- Provide an audit trail for decisions taken
- Greater team awareness of risk management
- Increased team understanding of the project

Project risks

Risk	Cause	Consequence	RAG Status
Pool users and local residents do not want the pool to relocate	<ul style="list-style-type: none"> Local action group dedicated to saving Quarry Leisure Centre 	<ul style="list-style-type: none"> Delayed planning application Damaged reputation Expensive design features 	R
Planning requirements are onerous	<ul style="list-style-type: none"> Project features Site location relative to development boundaries and SUEA. 	<ul style="list-style-type: none"> Expensive mitigation Programme delay 	R
Building does not effectively respond to user needs	<ul style="list-style-type: none"> Poor stakeholder engagement 	<ul style="list-style-type: none"> Building does not meet project requirements 	A
Excessively high quality of finish and materials is required	<ul style="list-style-type: none"> Site location/surroundings 	<ul style="list-style-type: none"> Significantly increased material cost and construction complexity 	A
Local utility network is not sufficient for the project	<ul style="list-style-type: none"> Local infrastructure Site location 	<ul style="list-style-type: none"> Upgrade works required 	A

Site related risk – Quarry Pool and New build on land at the Shrewsbury Sports Village

Risk	Cause	Consequence	RAG Status
Quarry Pool			
Flooding	Site level and location	Mitigation measures required	R
Refurbishment			
Structure is not fit for purpose	Existing building construction	New structural systems required	R
Asbestos is discovered	Existing building construction	Expensive removal Programme delay	R
Public interface with construction works	Construction works occurring around live swimming pool	Danger to public	R
New build			
Ground conditions require substantial foundations	Unknown ground conditions	Increased construction cost	R
Additional land required to construct a new centre	Constrained site	Increased land purchase cost	R
New build on land at the Shrewsbury Sports Village			
Flooding	Is near to an area of high flooding	Mitigation measures required	A
Vehicular access is insufficient	Current access arrangements	Upgrade required	A
Lost playing fields need to be replaced	Playing fields on existing site	Additional land required	A

Site risk – New build on land adjacent to Shrewsbury Town Football Club and New Build on Riverside Shopping Centre

Risk	Cause	Consequence	RAG Status
New build on land adjacent to Shrewsbury Town Football Club			
Mines and mineral deposits are discovered under the site	Site location	Increased construction cost and complexity.	A
Pedestrian access is insufficient	Site location	Pedestrian bridge/crossing are required	A
Public transport network is insufficient	Site location	Upgrade required to bus route	A
Any lost playing fields needing to be replaced	Playing fields on existing site	Additional land required	A
New build on Riverside Shopping Centre			
Ground is contaminated	Pre-existing developments	Expensive mitigation measures required to decontaminate	R
Piled foundations may be required	Poor ground conditions	Increased construction cost	R
Planning objections	Removal of shop fronts	Programme delay	R
Flooding	Adjacent to river	Flood damage Flood protection measures	R
Ground water will be encountered as a result of deep excavations	Site level and location	Increased complexity and difficulty of construction	R
Existing landowners will only sell at a premium	Land is currently under multiple ownership	Increased cost of purchase	R
Other developments take priority in redevelopment plan	Shrewsbury redevelopment plan	Leisure centre programme delayed	R

Site risk – New build on land at Ellesmere Road and New build at Clayton Way

Risk	Cause	Consequence	RAG Status
New build on land at Ellesmere Road			
Archaeological remains are discovered on site	Battlefield located near to site	Extensive surveys and excavations	R
Pylon location restricts development options	Pylon location	Site layout limited	A
Pedestrian access is insufficient	Site location	Pedestrian bridge/crossing are required	A
Vehicular access is insufficient	Current access arrangements	Upgrade required	A
New build at Clayton Way			
Pedestrian access is insufficient	Site location	Pedestrian bridge/crossing are required	A
Public transport network is insufficient	Site location	Upgrade required to bus route	A
Gas is discovered under the site	Historic ponds in close proximity with the potential for gas.	Site mitigation	A
Vehicular access is insufficient	Current access arrangements	Upgrade required	A

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8. Next steps

Next steps

We believe that the technical report, read in conjunction with the Strategic Leisure report offers sufficient information for Shropshire Council to select an option for further development.

Once this option has been chosen we would recommend starting **RIBA Stages 1 and 2 – Finalisation of Brief and Concept Design** as soon as possible in the new year to ensure that the programme dates we have initially calculated do not slip.

As a part of this stage of work there will be surveys which will require scoping, specifying, and instructing to facilitate the team in developing the concept.

The process will add more detail to the plans shown in this report. The design will be refined in line with the site constraints identified and Shropshire Council's requirements..

A key feature of the next stage will be stakeholder engagement. We anticipate that there will be a wide range of interested parties including sports and user groups, local businesses, and the wider community. Effective communication of their concerns, thoughts, and aspirations will be essential to the success of the project.

A detailed cost plan will be produced, along with a procurement strategy and programme which will enable the design to be developed for a planning application and contractor appointment.

We believe this scheme is an exciting project for the council and look forward to the potential of developing it further.

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Appendix A – Cost plan

Order of Cost Estimate

Quarry Pool

Initial Cost Option Appraisal

for

Shropshire Council

Report Nr: 1 Date: 02 February 2015

Project Nr: Quarry Pool
Prepared by: Tristam Nielsen

Signed:

Reviewed: Richard Ayers

Mace Cost Consultancy Limited
Enterprise House, 115 Edmund Street
Birmingham
B3 2HJ
Tel: 0121 212 6100

Sections

1. Commentary
2. Summary of Costs
3. Breakdown - Site 1: Quarry Pool
 - Option 1A - Refurbishment
 - Option 1B - Renovation
 - Option 2 - New Build

 - Breakdown - Option 3A: New Build at the Riverside Shopping Centre

 - Breakdown - Option 3B: New Build on Land adjacent to Shrewsbury Town Football Club

 - Breakdown - Option 3C: New Build at Clayton Way

 - Breakdown - Option 3D: New Build on Lnad at Ellesmere Road

 - Breakdown - Option 3E: New Build on Land at shrewsbury Sports Village

1. Introduction

1.1 This Order of cost Estimate is for a range of options, over six sites for a new Leisure facility located within the Shrewsbury area.

Site 1: Quarry Pool

Option 1A - Refurbishment Option

Option 1B - Renovation Option

Site 2: Quarry New Build

Site 3A: New build at the Riverside Shopping Centre

Site 3B: New build on land adjacent to Shrewsbury Town Football Club

Site 3C: New build at Clayton Way

Site 3D: New build on Land at Ellesmere Road

Site 3E: New build on Land at shrewsbury Sports Village

2. Exclusions

The following items are not included in this estimate of construction cost and allowance should be made elsewhere:

- 2.1 Planning and building control fees
- 2.2 Any costs directly incurred by the client
- 2.3 Works to neighbouring properties / boundary wall agreements
- 2.4 Abnormal ground conditions
- 2.5 VAT
- 2.6 Compliance with onerous planning conditions
- 2.7 S106/278 works

- 2.8 Legal fees
- 2.9 Design reserve
- 2.10 Requirement for attenuation
- 2.11 FFE allowance
- 2.12 Contaminated material
- 2.13 Temporary accommodation
- 2.14 Asbestos works to existing structures
- 2.15 Extensive site levelling
- 2.16 Retaining structures
- 2.17 External signage
- 2.18 Surveys
- 2.19 Upgrade to incoming services
- 2.20 Diversion of existing services and site obstructions
- 2.21 Land Acquisition costs
- 2.22 Temporary Car Parking
- 2.23 Works / Diversion to existing HV cables
- 2.24 Works / Diversion to land pipes
- 2.25 Inflation has been applied to the mid-point of construction in line with the programme. Therefore the level of inflation applied to each option is dependant on duration. Please refer to the cost breakdowns for specific option inflation rates.
- 2.26 Relocation costs of Stakeholders / existing occupiers - to Riverside site
- 2.27 **Option 1B Refurbishment of Quarry Leisure Centre, allows for work as listed by AFLS+P Architects in their email dated 28.01.2015, as 'Option A' works to be undertaken as soon as possible. Costs are allowed for these items only. Costs provided DO NOT allow for any consequential works that may be required / requested to be carried out in order for the building to fully comply with Part L of Building Regs or the Equality Act / DDA compliancy.**

3. Assumptions

The following assumptions have been made within this estimate of construction cost:

- 3.1 Inflation has been applied based on the BCIS indices assessed 4Q 2014 and as per indicative Mace programme information
- 3.2 Cost options have been based on benchmark data
- 3.3 Contingency assumed at 10% to all sites with the exception of Quarry Refurbishment (Option 1B) where 15% is allowed
- 3.4 Refer to assumption notes throughout elemental option sheets
- 3.5 Professional fees assumed at 10%
- 3.6 Inflation has been taken up to the mid-point of the construction period on an option by option basis.
- 3.7 Costs for the developemtn at Riverside Shopping Centre, Shrewsbury Town FC, Clayton Way, Willesmere Road and Shrewsbury Sports Village are all based on an 8 lane x 25m pool, plus a 20m x 10m learner pool with a moveable floor.

4. Information used

The following information was used in the preparation of this estimate:

AFLS+P Site Information as Appended in Main Report
AFLS+P Area Schedules revision M
Curtins Quarry Leisure Centre Visual Inspection Report
Faithful + Gould Building Survey Report
AFLS+P Quarry Refurbishment list of works required, as per email from Peter Simpson dated 28.01.2015

Order of Cost Estimate

Quarry Pool

Section 2. Summary

02 February 2015

Summary of Costs

	Option 1A Refurbishment of Quarry Pool	Option 1B Renovation of Quarry Pool	Option 2 New Build at the Quarry Pool Site	Option 3A New Build Riverside shopping centre	Option 3B New Build on land adjacent to Shrewsbury Town FC	Option 3C New Build at Clayton Road	Option 3D New Build on land at Ellesmere Road	Option 3E New Build on land at Shrewsbury Sports Village
Construction only cost	1,709,500	8,507,500	8,430,000	8,142,800	7,742,800	8,042,800	8,042,800	6,457,000
Additional Preliminaries and OH&P (phasing)	85,475	425,375	n/a	n/a	n/a	n/a	n/a	n/a
Sub Total Construction Cost	1,794,975	8,932,875	8,430,000	8,142,800	7,742,800	8,042,800	8,042,800	6,457,000
Professional fees @ 10%	179,498	893,288	843,000	814,280	774,280	804,280	804,280	645,700
Contingency	197,447	1,473,924	927,300	895,708	851,708	884,708	884,708	710,270
SUB TOTAL PROJECT COST	2,171,920	11,300,087	10,200,300	9,852,788	9,368,788	9,731,788	9,731,788	7,812,970
Site Specific Abnormal Costs	0	750,000	150,000	750,000	600,000	350,000	600,000	705,000
Total Project Cost	2,171,920	12,050,087	10,350,300	10,602,788	9,968,788	10,081,788	10,331,788	8,517,970
Inflation (see specific option for base date)	145,736	758,236	639,559	617,770	522,778	543,034	610,183	489,873
Estimated Project Cost	2,317,656	12,808,323	10,989,859	11,220,558	10,491,566	10,624,822	10,941,971	9,007,843
Estimate Extra Over for 10 lane 25m Pool (£1,200,000)			12,189,859	12,420,558	11,691,566	11,824,822	12,141,971	10,207,843
Estimate Extra Over for 50m Pool (£6,500,000)				17,720,558	16,991,566	17,124,822	17,441,971	15,507,843
Estimate Extra Over for 100 station gym (£800,000)			11,789,859	12,020,558	11,291,566	11,424,822	11,741,971	9,807,843

Section 3.

Option 1 & 2 - Quarry Pool

- Option 1A - Refurbishment
- Option 1B - Renovation
- Option 2 - New Build

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1A - Refurbishment)

02 February 2015

	Quantity	Unit	Rate	Total
Quarry Pool (Option 1A - Refurbishment)				
Gross Internal Floor Area:				
Building Floor Area	5,665			
	5,665	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for Refurbishment of wet and dry leisure facility	5,665	m ²	300	1,699,500
Allowance for making good existing car park to leisure centre	1	Item	10,000	10,000
Sub Total Construction Cost				1,709,500
Preliminaries and OH&P - Extra Over for Phasing		5.0%		85,475
Professional fees		10%		179,498
Project contingency		10%		197,447
Sub Total - Project Cost (current time)				2,171,920
Total - Project Cost (to 2Q 2017)		6.71%		145,736
Total - Project Cost (to 2Q 2017)				2,317,656

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1A - Refurbishment)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Extra Over for full strip back to Shell	1	Item		Excluded
Extra over allowance for 2 nr lift pits, including breakthrough and lifts	1	Item		Excluded
Extensive structural repairs to frame	1	Item		Excluded
Allowance for conforming to Equality Act (DDA) compliance where feasible	1	Item		Excluded
Allowance for conforming to Part L of Building Regulations where feasible	1	Item		Excluded
Allowance for extra over for complete strip out and replacement of M&E services	1	Item		Excluded
Allowance for removal of asbestos - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1B - Renovation)

02 February 2015

	Quantity	Unit	Rate	Total
Quarry Pool (Option 1B - Renovation)				
Gross Internal Floor Area:				
Building Floor Area	5,665	m ²		
	<u>5,665</u>			
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for Refurbishment of wet and dry leisure facility	5,665	m ²	1,500	8,497,500
Allowance for making good existing car park to leisure centre	1	Item	10,000	10,000
Sub Total Construction Cost				8,507,500
Preliminaries and OH&P - Extra Over for Phasing		5.0%		425,375
Professional fees		10%		893,288
Project contingency		15%		1,473,924
Sub Total - Project Cost (current time)				11,300,087
Total - Project Cost (to 2Q 2017)		6.71%		758,236
Total - Project Cost (to 2Q 2017)				12,058,323

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 1B - Renovation)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Extra Over for full strip back to Shell	1	Item		Excluded
Extra over allowance for 2 nr lift pits, including breakthrough and lifts	1	Item		Included
Extensive structural repairs to frame	1	Item	750,000	750,000
Allowance for conforming to Equality Act (DDA) compliance where feasible	1	Item		Excluded
Allowance for conforming to Part L of Building Regulations where feasible	1	Item		Excluded
Allowance for extra over for complete strip out and replacement of M&E services	1	Item		Excluded
Allowance for removal of asbestos - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				750,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 2 - New Build)

02 February 2015

	Quantity	Unit	Rate	Total
Quarry Pool (Option 2 - New Build)				
Gross Internal Floor Area:				
Building Floor Area	3,550			
	<u>3,550</u>	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility	1	Item	500,000	500,000
Allowance for construction of wet and dry leisure facility	3,550	m ²	2,200	7,810,000
Allowance for car park to leisure centre	60	nr	2,000	120,000
Sub Total Construction Cost				<u>8,430,000</u>
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		843,000
Project contingency		10%		927,300
Total - Project Cost (current time)				<u>10,200,300</u>
Inflation to 1Q 2017		6.27%		639,559
Total - Project Cost (to 1Q 2017)				<u>10,839,859</u>

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Quarry Pool (Option 2 - New Build)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for removal of Asbestos to existing building prior to demolition - no details available				Excluded
Allowance for working on constrained site	1	Item	150,000	150,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				150,000

Section 3.

Option 3

Site 3A: New build at the Riverside Shopping Centre

Site 3B: New build on land adjacent to Shrewsbury Town Football Club

Site 3C: New build at Clayton Way

Site 3D: New build on land at Ellesmere Road

Site 3E: New build on land at shrewsbury Sports Village

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Riverside Shopping Centre (Option 3A)

02 February 2015

	Quantity	Unit	Rate	Total
Riverside Shopping Centre				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing buildings (extent unknown)	1	Item	500,000	500,000
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre		nr	2,000	
Sub Total Construction Cost				8,142,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		814,280
Project contingency		10%		895,708
Sub Total - Project Cost (current time)				9,852,788
Inflation to 1Q 2017		6.27%		617,770
Total - Project Cost (to 1Q 2017)				10,470,558

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Riverside Shopping Centre (Option 3A)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for levelling sloping site	1	Item	50,000	50,000
Allowance for working within confined site in Town Centre location	1	Item	500,000	500,000
Allowance for flood risk mitigation - raising building 1 metre	1	Item	200,000	200,000
Allowance for removal of asbestos in buildings to be demolished - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Allowance for diverting existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				750,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Town Football Club (Option 3B)

02 February 2015

	Quantity	Unit	Rate	Total
Shrewsbury Town Football Club				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre	50	nr	2,000	100,000
Sub Total Construction Cost				7,742,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		774,280
Project contingency		10%		851,708
Sub Total - Project Cost (current time)				9,368,788
Inflation to 4Q 2016		5.58%		522,778
Total - Project Cost (to 4Q 2016)				9,891,566

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Town Football Club (Option 3B)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for constructing on made ground - no details available				Excluded
Allowance for close proximity of old mine workings - no details available				Excluded
Allowance for constructing on protected mineral reserve - no details available				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Allowance for cut / fill requirements	1	Item	500,000	500,000
Allowance for access road to new facility including bell mouth	1	Item	100,000	100,000
Sub Total Construction Cost - Abnormal Cost Considerations only				600,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Clayton Way (Option 3C)

02 February 2015

	Quantity	Unit	Rate	Total
Clayton Way				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre	200	nr	2,000	400,000
Sub Total Construction Cost				8,042,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		804,280
Project contingency		10%		884,708
Sub Total - Project Cost (current time)				9,731,788
Inflation to 4Q 2016		5.58%		543,034
Total - Project Cost (to 4Q 2016)				10,274,822

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Clayton Way (Option 3C)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for access road to new facility including bell mouth	1	Item	100,000	100,000
Allowance for cut and fill requirements	1	Item	250,000	250,000
Allowance for Section 278 works				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Additional Cost Considerations only				350,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Ellesmere Road (Option 3D)

02 February 2015

	Quantity	Unit	Rate	Total
Ellesmere Road				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for construction of wet and dry leisure facility	3,474	m ²	2,200	7,642,800
Allowance for car park to leisure centre	200	nr	2,000	400,000
Sub Total Construction Cost				8,042,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		n/a
Professional fees		10%		804,280
Project contingency		10%		884,708
Sub Total - Project Cost (current time)				9,731,788
Inflation to 1Q 2017		6.27%		610,183
Total - Project Cost (to 1Q 2017)				10,341,971

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Ellesmere Road (Option 3D)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for uneven ground conditions - cut and fill requirements	1	Item	500,000	500,000
Allowance for access road to new facility including bell mouth	1	Item	100,000	100,000
Allowance for section 278 works				Excluded
Allowance for diversion of existing services / overhead cables				Excluded
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				600,000

Section 3.

Shrewsbury Sports Village (Option 3E)

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village (Option 3E)

02 February 2015

	Quantity	Unit	Rate	Total
Shrewsbury Sports Village				
Gross Internal Floor Area:				
Building Floor Area	2,885			
	<u>2,885</u>	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for construction of wet and dry leisure facility	2,885	m ²	2,200	6,347,000
Allowance for car park to leisure centre(former 'Lodge' building)	55	nr	2,000	110,000
Sub Total Construction Cost				6,457,000
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		645,700
Project contingency		10%		710,270
Sub Total - Project Cost (current time)				7,812,970
Inflation to 1Q 2017		6.27%		489,873
Total - Project Cost (to 4Q 2016)				8,302,843

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village (Option 3E)

02 February 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for New Service area	1	Item	25,000	25,000
Allowance for Ecological Issues - Great Crested Newts	1	Item	20,000	20,000
Allowance for tying into existing building	1	Item	500,000	500,000
Allowance for re-routing access road	1	Item	50,000	50,000
Allowance for ground water - de-watering	1	Item	50,000	50,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Allowance to for demolition of existing 'lodge' building	1	Item	60,000	60,000
Sub Total Construction Cost - Abnormal Cost Considerations only				705,000

Summary

Summary of Costs

	Option A	Option B
Construction only cost	9,379,800	8,368,300
Additional Preliminaries and OH&P (phasing)	n/a	n/a
Sub Total Construction Cost	9,379,800	8,368,300
Professional fees @ 10%	937,980	836,830
Contingency	1,031,778	920,513
SUB TOTAL PROJECT COST	11,349,558	10,125,643
Site Specific Abnormal Costs	945,000	795,000
Total Project Cost	12,294,558	10,920,643
Inflation (see specific option for base date)	633,305	565,011
Estimated Project Cost	12,927,863	11,485,654

Please note:

These costs are to be read alongside the order of cost estimate document issued on 30th January 2015 for the multiple site options in the Shrewsbury area. Particular attention should be noted of the Commentary section of the document, containing the exclusions and assumptions allowed when carrying out the costs.

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village Alternative Option A

30 January 2015

	Quantity	Unit	Rate	Total
Sundorne Sports Village				
Gross Internal Floor Area:				
Building Floor Area	3,474			
	3,474	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for construction of wet leisure facility	3,474	m ²	2,700	9,379,800
Allowance for car park to leisure centre		nr	2,000	
Sub Total Construction Cost				9,379,800
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		937,980
Project contingency		10%		1,031,778
Sub Total - Project Cost (current time)				11,349,558
Inflation to 4Q 2016		5.58%		633,305
Total - Project Cost (to 4Q 2016)				11,982,863

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village Alternative Option A

30 January 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for New Service area / access route through parking	1	Item	50,000	50,000
Allowance for Ecological Issues - Great Crested Newts	1	Item	20,000	20,000
Allowance for tying into existing building	1	Item	500,000	500,000
Allowance for removal of spoil to proposed relocated parking - assumed on site	1	Item	25,000	25,000
Allowance for ground water - de-watering	1	Item	50,000	50,000
Allowance for additional parking adjacent to bowls centre (exact number unknown)	1	Item	100,000	100,000
Allowance for additional parking to existing sports / tennis courts (exact number and current structure unknown)	1	Item	150,000	150,000
Allowance for removal of existing car parking to front and making good	1	Item	50,000	50,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				945,000

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village Alternative Option B

30 January 2015

	Quantity	Unit	Rate	Total
Sundorne Sports Village				
Gross Internal Floor Area:				
Building Floor Area (25m pool including 10x20m Learner pool)	3,049			
	<u>3,049</u>	m ²		
Wet and Dry Facility				
The following costs have been based on the average / medium specification				
Allowance for demolition of existing leisure centre facility				Excluded
Allowance for construction of wet leisure facility	3,049	m ²	2,700	8,232,300
Allowance for car park to leisure centre	68	nr	2,000	136,000
Sub Total Construction Cost				<u>8,368,300</u>
Preliminaries and OH&P - Extra Over for Phasing		n/a		
Professional fees		10%		836,830
Project contingency		10%		920,513
Sub Total - Project Cost (current time)				<u>10,125,643</u>
Inflation to 4Q 2016		5.58%		565,011
Total - Project Cost (to 4Q 2016)				<u>10,690,654</u>

Order of Cost Estimate

Quarry Pool

Section 3. Breakdown - Shrewsbury Sports Village Alternative Option B

30 January 2015

	Quantity	Unit	Rate	Total
Site Abnormal Costs				
Allowance for New Service area	1	Item	50,000	50,000
Allowance for Ecological Issues - Great Crested Newts	1	Item	20,000	20,000
Allowance for tying into existing building	1	Item	500,000	500,000
Allowance for removal of spoil to proposed relocated parking - assumed on site	1	Item	25,000	25,000
Allowance for additional parking adjacent to bowls centre (exact number unknown)	1	Item	100,000	100,000
Allowance for re-routing access road	1	Item	50,000	50,000
Allowance for ground water - de-watering	1	Item	50,000	50,000
Allowance for abnormal ground conditions				Excluded
Allowance for new incoming / upgrading existing services				Excluded
Sub Total Construction Cost - Abnormal Cost Considerations only				795,000

Appendix B – Quarry Pool refurbishment phasing

Phase 1 Works – Ground Floor

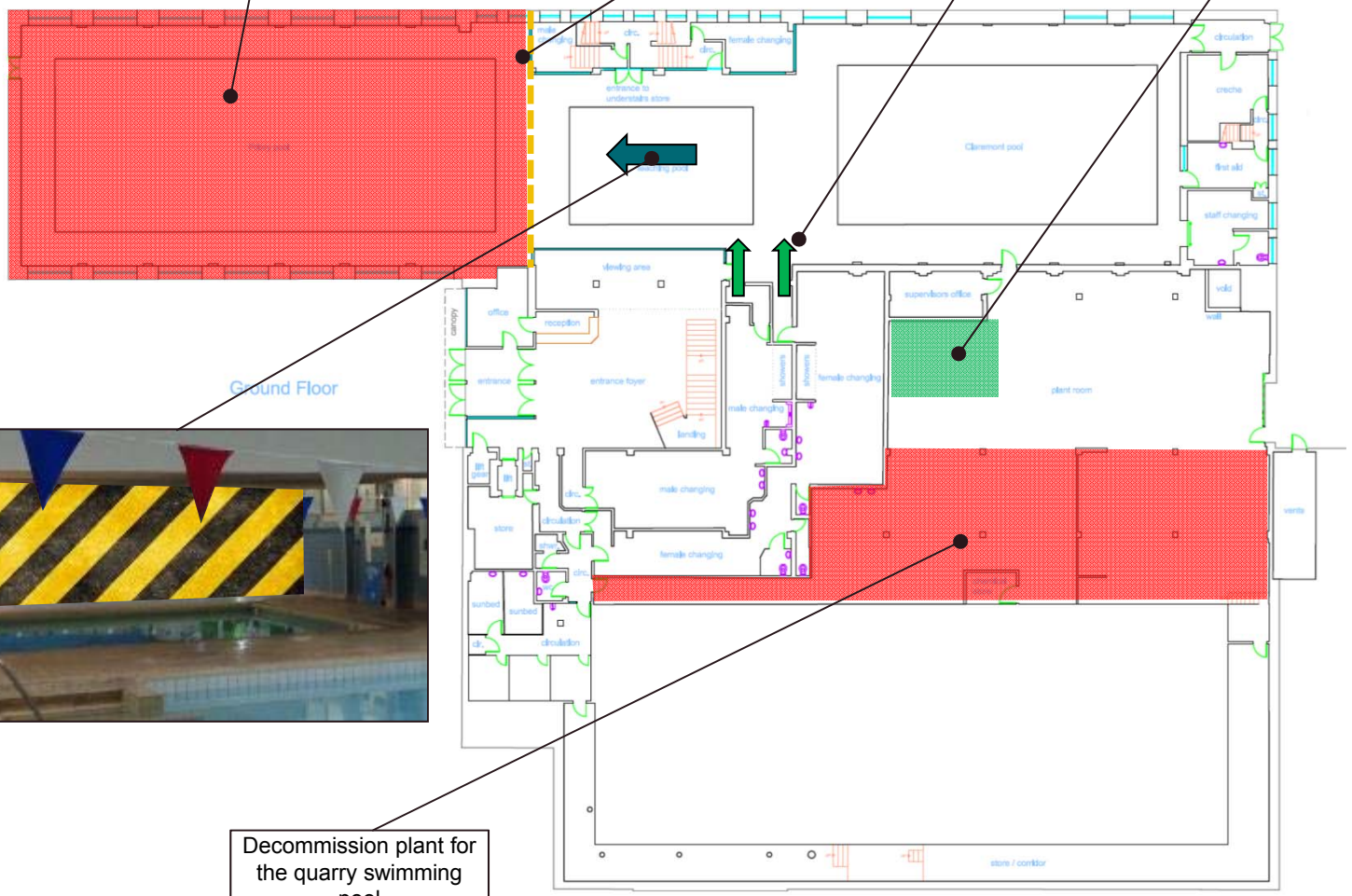


Build new roof structure over the top of existing or Remove existing roof structure and build new structure + refurbish pool

Close off Priory pool keep two pools open

Keep existing changing rooms in 1st phase

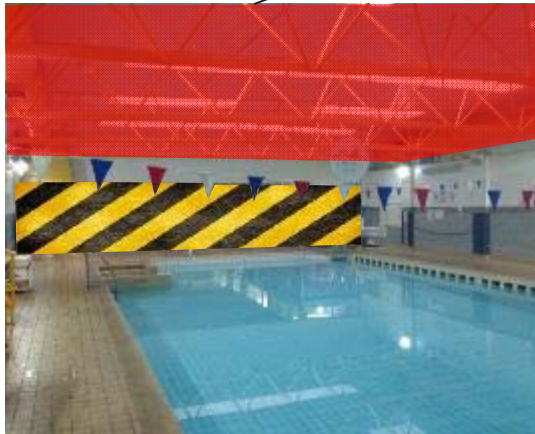
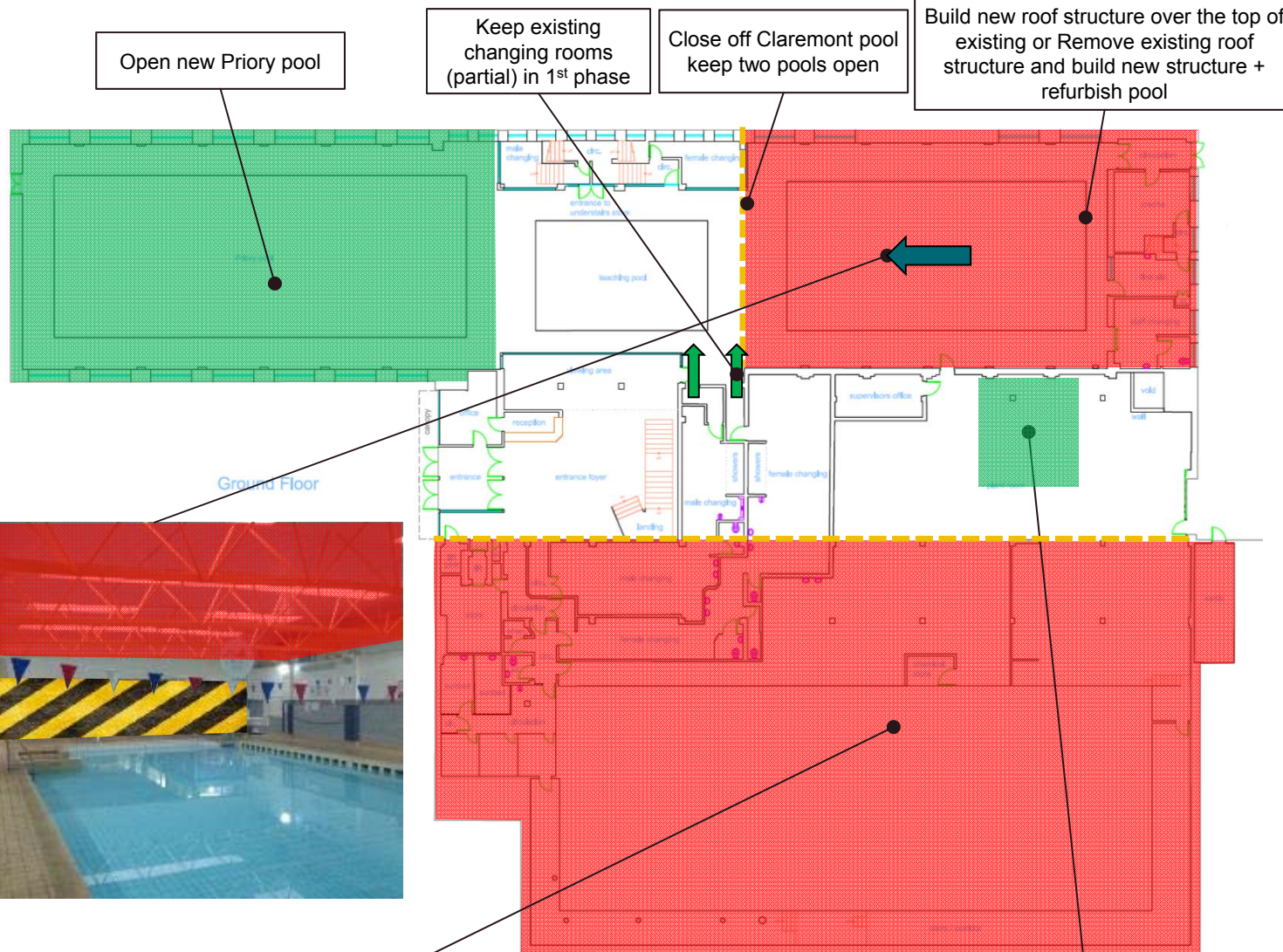
Refurbish plant for the Priory swimming pool



Decommission plant for the quarry swimming pool



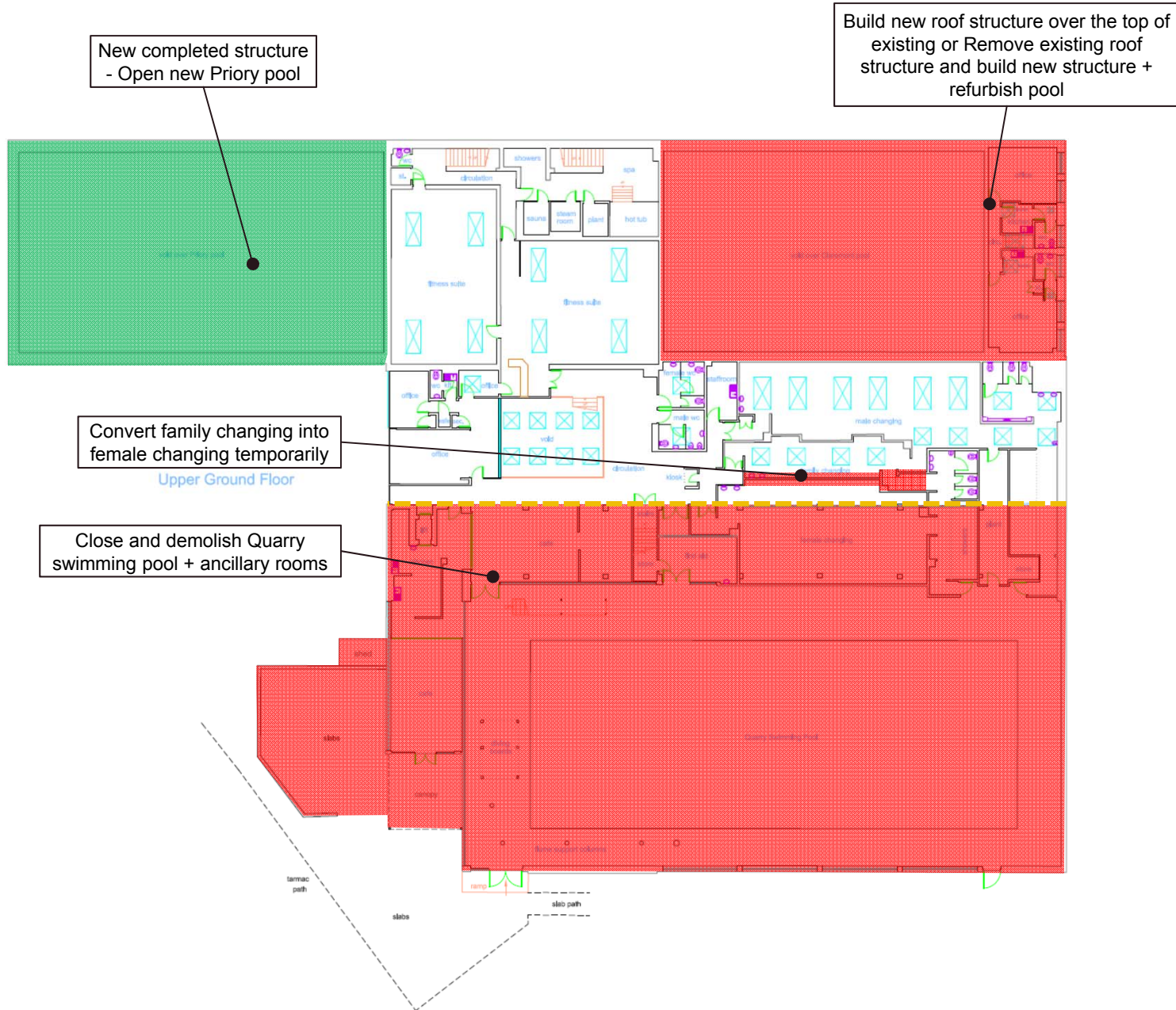
Phase 2 Works – Ground Floor



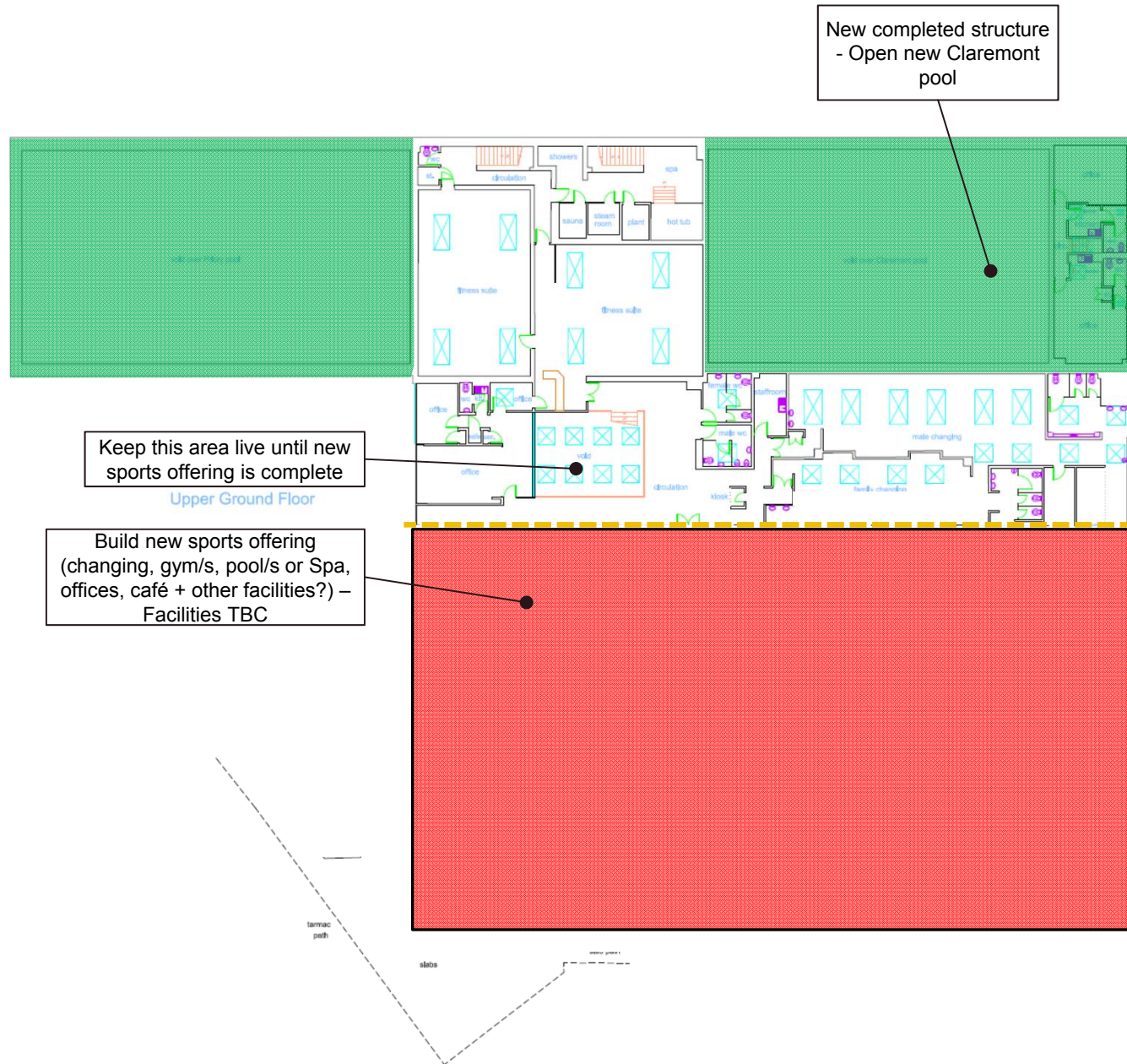
Demolish quarry swimming pool structure

Refurbish plant for the Claremont swimming pool

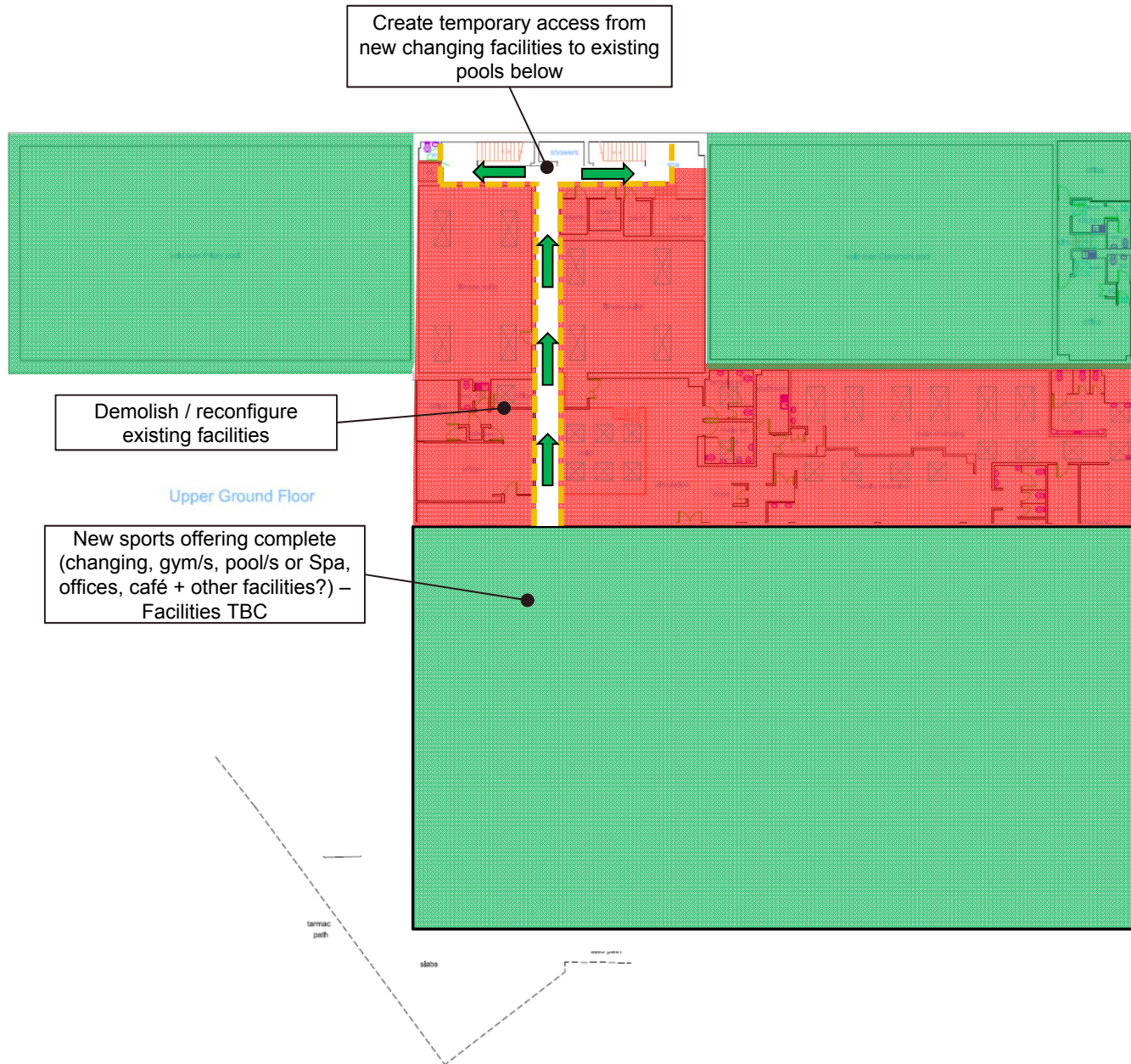
Phase 2 Works – Upper Ground Floor



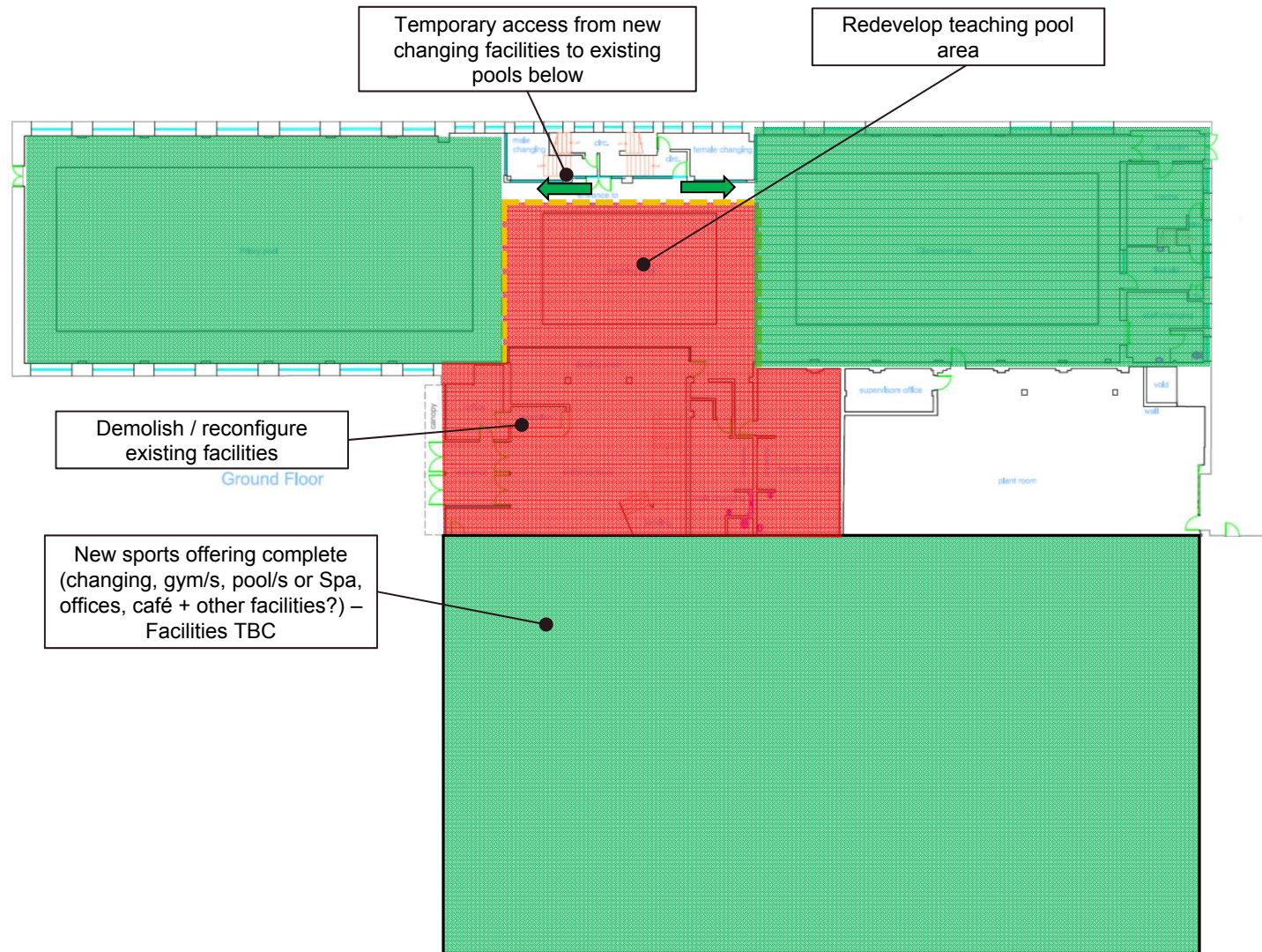
Phase 3 Works – Upper Ground Floor



Phase 4 Works – Upper Ground Floor



Phase 4 Works – Ground Floor



Temporary access from new changing facilities to existing pools below

Redevelop teaching pool area

Demolish / reconfigure existing facilities

New sports offering complete (changing, gym/s, pool/s or Spa, offices, café + other facilities?) – Facilities TBC

Ground Floor



A vertical bar on the left side of the page, composed of several colored segments: dark grey, orange, red, black, pink, purple, black, teal, dark teal, black, yellow, and dark grey.

Appendix C – Planning appraisal

Planning issue – operational

Site	Operational
Quarry Pool	<ul style="list-style-type: none"> • Within central area and has long been the location of the existing swimming pool • Close to other services and infrastructure • Synergy with existing town centre facilities
New build on the Riverside Shopping Centre	<ul style="list-style-type: none"> • Distant from central area • Close to services and infrastructure such as main roads / site crossed by public right of way • Possible synergy with existing facilities at the Stadium • On made ground and old mine workings are present
New build on land adjacent to Shrewsbury Town Football Club	<ul style="list-style-type: none"> • Within central area. • Close to services and infrastructure. • Synergy with existing town centre facilities • Management issue if conflict with other redevelopment scheme
New build at Clayton Way	<ul style="list-style-type: none"> • Distant from central area • Distant from services and infrastructure • Rural area until the SUE is built out
New build on land at Ellesmere Road	<ul style="list-style-type: none"> • Distant from central area • Distant from services and infrastructure • Pylons present
New build on land at the Shrewsbury Sports Village	<ul style="list-style-type: none"> • Outside central area • Close to services and infrastructure • Synergy with adjacent facilities

Planning issue – policy

Site	Policy issues
Quarry Pool	<ul style="list-style-type: none"> • Within town centre boundary • Conservation area • Adjoins Registered Park and Garden limiting potential extension in this area
New build on the Riverside Shopping Centre	<ul style="list-style-type: none"> • Outside defined Development Boundary, and isolated until SUE is completed • Loss of strategic employment allocation within a recently adopted masterplan – however, a catalyst could be required in order to bring forward the rest of the SUE development
New build on land adjacent to Shrewsbury Town Football Club	<ul style="list-style-type: none"> • Within town centre boundary • Protected shopping frontage • Conservation area
New build at Clayton Way	<ul style="list-style-type: none"> • Outside defined Development Boundary • Distant from services and infrastructure • Allocated for Class B1 use in adopted masterplan • Open countryside area until SUE completed
New build on land at Ellesmere rRad	<ul style="list-style-type: none"> • Outside defined Development Boundary • Open countryside • Loss of agricultural land
New build on land at the Shrewsbury Sports Village	<ul style="list-style-type: none"> • Outside defined Development Boundary • Close to services and infrastructure • Synergy with adjacent facilities • Potential loss of playing fields

Planning issue – flood risk and agricultural

Site	Flood risk
Quarry Pool	No – but close to areas of high risk flood zone
New build on the Riverside Shopping Centre	No flood risk – but outline application shows part of site proposed for SUDS
New build on land adjacent to Shrewsbury Town Football Club	Yes – high risk zone
New build at Clayton Way	No risk (but FRA needed if site exceeds 1 hectare)
New build on land at Ellesmere Road	No risk (but FRA needed if site exceeds 1 hectare)
New build on land at the Shrewsbury Sports Village	None presently though close to a high risk zone

Site	Agricultural
Quarry Pool	No agricultural use
New build on the Riverside Shopping Centre	Site is in agricultural use, grading required
New build on land adjacent to Shrewsbury Town Football Club	No agricultural use
New build at Clayton Way	Site is in agricultural use, grading required
New build on land at Ellesmere Road	Site is in agricultural use, grading required
New build on land at the Shrewsbury Sports Village	No agricultural use

Planning issue – archaeology

Site	Archaeology
Quarry Pool	Significant known archaeological potential . Extensive investigation and excavation with application
New build on the Riverside Shopping Centre	No deposits known, but HER records finds close by. Archaeological investigation and excavation required with application
New build on land adjacent to Shrewsbury Town Football Club	Significant known archaeological potential . Extensive investigation and excavation with application
New build at Clayton way	No deposits known, but archaeological investigation and excavation required with application
New build on land at Ellesmere Road	Archaeological investigation and excavation would be extensive Council archaeologists have raised concerns about potential archaeological impact.
New build on land at the Shrewsbury Sports Village	No deposits known, but archaeological investigation and excavation required with application

Planning issue – heritage & design

Site	Heritage
Quarry Pool	Design will need to be high quality to due prominent conservation area location, near to river, listed structures and Registered Park
New build on the Riverside Shopping Centre	Careful landscape design needed. No known heritage implications.
New build on land adjacent to Shrewsbury Town Football Club	Design will need to be high quality to due prominent conservation area location adjacent to river frontage
New build at Clayton Way	Careful landscape design required No known heritage requirements
New build on land at Ellesmere Road	Site is within open countryside Effect upon the setting of listed buildings at Albright Hussey and impact upon the Registered Battlefield)
New build on land at the Shrewsbury Sports Village	Careful landscape design required No known heritage requirements

Planning issue – transport

Site	Transport
Quarry Pool	Well located for buses and trains Difficulty in providing sufficient adjacent parking
New build on the Riverside Shopping Centre	Not on a bus route and will be isolated until rest of SUE built out Public right of way crosses the site (possible footpath diversion needed)
New build on land adjacent to Shrewsbury Town Football Club	Well located for buses and trains Parking potential in adjacent multi-storey
New build at Clayton Way	Close to bus routes and Park & Ride Vehicular access will need improving and this will be on to an 'A' class road Pedestrian linkages will need to be improved
New build on land at Ellesmere Road	Close to a bus route Vehicular access will need improving Pedestrian linkages will need to be improved across the by-pass
New build on land at the Shrewsbury Sports Village	Close to bus routes and Park & Ride Vehicular access may need improving and this will be on to an 'A' class road Pedestrian linkages may need to be improved Parking requirements may require further investigation

Planning issue – ownership and residential amenity

Site	Ownership
Quarry Pool	Single ownership – Shropshire Council. Site assembly issues likely.
New build on the Riverside Shopping Centre	Single ownership suspected. Further information required.
New build on land adjacent to Shrewsbury Town Football Club	In multiple ownership resulting in a likely high site value.
New build at Clayton Way	Single ownership – Shropshire Council
New build on land at Ellesmere Road	Single ownership – Shropshire Council
New build on land at the Shrewsbury Sports Village	Single ownership in Council control

Site	Residential amenity
Quarry Pool	Yes
New build on the Riverside Shopping Centre	No – although there is housing close by. Swimming pool could be a ‘transitional’ use between existing housing and new commercial development
New build on land adjacent to Shrewsbury Town Football Club	No – but proposed mixed use introduces residential use
New build at Clayton way	No – but potentially an issue once SUE built out
New build on land at Ellesmere Road	No
New build on land at the Shrewsbury Sports Village	No

Planning issue – ecology, trees and hedges

Site	Ecology
Quarry Pool	Assessment of existing buildings required
New build on the Riverside Shopping Centre	Ecological assessment has been carried out but is likely to require reassessment
New build on land adjacent to Shrewsbury Town Football Club	Assessment of existing buildings required
New build at Clayton Way	Ecological assessment has been carried out but is likely to require reassessment
New build on land at Ellesmere Road	Ecological assessment will be required
New build on land at the Shrewsbury Sports Village	Ecological assessment unlikely

Site	Trees and hedges
Quarry Pool	Not overriding
New build on the Riverside Shopping Centre	Some loss of trees and hedges may be required for access improvements
New build on land adjacent to Shrewsbury Town Football Club	Not overriding
New build at Clayton Way	Some loss of trees and hedges will be required for access
New build on land at Ellesmere Road	Some loss of trees and hedges may be required for access
New build on land at the Shrewsbury Sports Village	Some loss of trees and hedges from the parking area

Appendix D – Curtins site appraisal

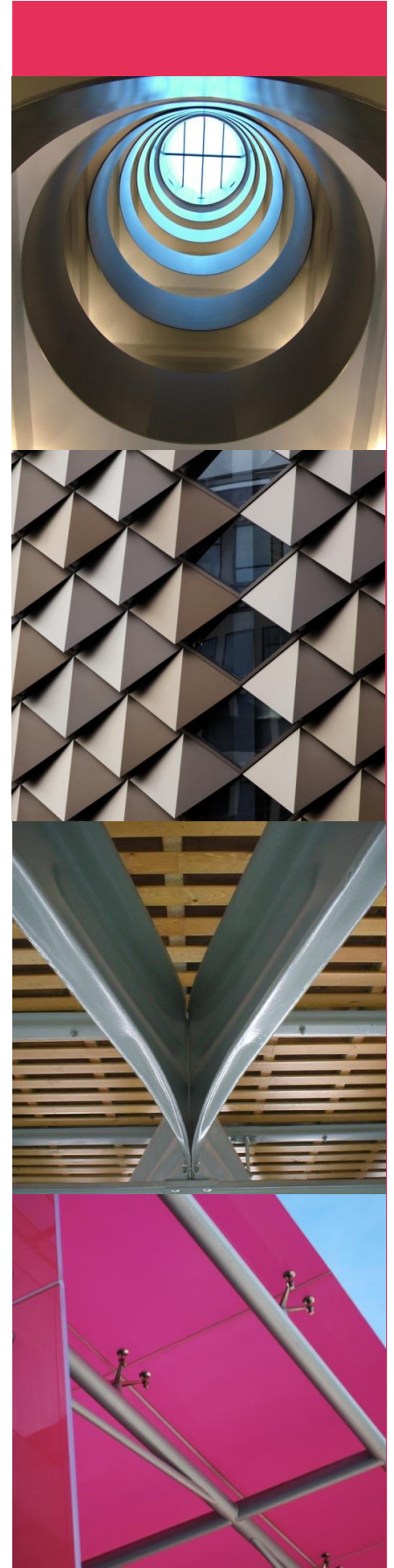
Quarry Pool

Site Appraisal Study

Curtins Ref: MA1279

Revision: A

Issue Date: 03 December 2014



Rev	Description	Issued by	Checked	Date
00	First Issue	JM		03/12/14

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Author	Signature	Date
Jon Moister BEng (Hons) CEng MIStructe Director		03/12/14

Reviewed	Signature	Date

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1.0 Introduction

The following report gives a summary of a desk top assessment of various sites under consideration for a leisure centre in Shrewsbury. The information is based on limited survey data and would need to be validated by detailed investigations and design.

The purpose of the report is to present an understanding of risk and opportunities for each site.

2.0 Desk Top Summary

The table below has been based on information determined from the following sources:

- Flood Risk Environment Agency flood maps published on their website
- Contamination- Review of limited historic map available
- Ground Conditions Review of historic borehole information on BGS website
- Access Review of local area highway network from Google Maps
- Other Review of the above

Site Analysis – Ellesmere Road	
Flood Risk	No risk of flooding indicated
Contamination	Historic maps indicate no previous development on the site so low risk of contamination
Ground conditions	Boreholes indicate clays and shallow depth so foundations likely to be pads and strip footings. No ground water encountered.
Access	Site is bound by what appears to be 60mph roads, with the majority of access along it via roundabout. An existing access appears to be present on the south elevation therefore it may be possible to use this however a speed restriction is likely. Public transport accessibility is poor with limited connectivity to the town centre with the fast roads creating a barrier to movement.
Other	Historic maps indicate the site may have been a battlefield therefore may be of archaeological interest. Pylons are noted in close proximity to the site which may limit the developable area and construction access.

Site Analysis – Shrewsbury Sports Village	
Flood Risk	No risk of flooding indicated
Contamination	Historic maps indicate no previous development on the site prior to the existing leisure centre building constructed in the 1970s / 1980s.
Ground conditions	Firm clay indicated at shallow depths so foundations likely to be pads and strip footings. No ground water encountered. NB: construction of the existing leisure centre may have disturbed the ground subject to the presence of basements and services runs.
Access	Existing leisure centre with parking. Access likely to be low risk.
Other	

Site Analysis – Clayton Way	
Flood Risk	No risk of flooding indicated
Contamination	<p>Historic maps indicates site was used for agricultural purposes up to the 1970s where the business park was constructed. A water works was constructed during the 1930s in close proximity.</p> <p>Maps show historic ponds in close proximity which may be a source of ground gas.</p> <p>Due to the historic development, there exist some risk of ground contamination.</p>
Ground conditions	Very stiff clay indicated at shallow depths so foundations likely to be pads and strip footings. No ground water encountered.
Access	A new junction access will required. Clayton Way is a narrow road therefore improvement works may be necessary to accommodate coach drop off and bus routes.
Other	

Site Analysis – Riverside Shopping Centre	
Flood Risk	High risk of flood noted. This will have planning and design implications on any new development.
Contamination	<p>City centre locations showing evidence of historic development date back as far as maps views.</p> <p>High risk of ground contamination on the site.</p>
Ground conditions	<p>Records indicate a significant build up of made ground and peat. Piled foundations are likely to be required for any new building.</p> <p>Ground water no shown but likely to be a encountered and will cause problems with any deep excavation.</p>
Access	City centre location with good public transport links. Coach parking and dedicated car parking for a leisure centre may be problematic.
Other	

Site Analysis – Shrewsbury Town Football Club	
Flood Risk	Parts of the site are indicated at Very Low risk of flooding.
Contamination	<p>Maps indicate the site was used for agricultural and remained undeveloped up until the 1980s.</p> <p>There is some development as a result of the stadium complex therefore there remains a risk of ground contamination.</p>

Site Analysis – Shrewsbury Town Football Club	
Ground conditions	Records indicate clays encountered at shallow depths therefore pads and strip footings are likely. Ground water no shown.
Access	Developed site with access arrangements for stadium use therefore should not present a problem.
Other	

Our Locations

Birmingham

2 The Wharf
Bridge Street
Birmingham B1 2JS
T. 0121 643 4694
birmingham@curtins.com

Bristol

3/8 Redcliffe Parade West
Bristol
BS1 6SP
T. 0117 925 2825
bristol@curtins.com

Cardiff

3 Cwrt-y-Parc
Earlswood Road
Cardiff
CF14 5GH
T. 029 2068 0900
cardiff@curtins.com

Douglas

Varley House
29-31 Duke Street
Douglas Isle of Man
IM1 2AZ
T. 01624 624 585
douglas@curtins.com

Edinburgh

35 Manor Place
Edinburgh
EH3 7EB
T. 0131 225 2175
edinburgh@curtins.com

Kendal

28 Lower Street
Kendal
Cumbria LA9 4DH
T. 01539 724 823
kendal@curtins.com

Leeds

Woodside Mews
Clayton Wood Close
Leeds LS16 6QE
T. 0113 274 8509
leeds@curtins.com

Liverpool

Curtin House
Columbus Quay
Riverside Drive
Liverpool L3 4DB
T. 0151 726 2000
liverpool@curtins.com

London

Units 5/6
40 Compton Street
London
EC1V 0BD
T. 020 73242240
london@curtins.com

Manchester

Merchant Exchange
17-19 Whitworth Street West
Manchester M1 5WQ
T. 0161 236 2394
manchester@curtins.com

Nottingham

56 The Ropewalk
Nottingham
NG1 5DW
T. 0115 941 5551
nottingham@curtins.com