

CABINET
5 JULY 2022

DOLPHIN CENTRE MECHANICAL AND ELECTRICAL REPLACEMENT – RELEASE OF CAPITAL

Responsible Cabinet Member -
Councillor Kevin Nicholson, Health and Housing Portfolio

Responsible Director -
Dave Winstanley, Group Director of Services

SUMMARY REPORT

Purpose of the Report

1. To request the release of capital funding to undertake the final phase of mechanical and electrical maintenance works to update the Dolphin Centre and to undertake general condition repairs to the pool.

Summary

2. The Dolphin Centre is the Council's only indoor leisure facility providing a range a health and wellbeing activities as well as a key leisure and social venue in the town centre. Its town centre location contributes significantly to the town centre footfall and vice versa. There are strong links to the Council Plan and all the Council's portfolios, particularly Health and Economy.
3. The Dolphin will have been open for 40 years later this year and as with any building requires periodic investment to keep the facility operating and compliant with statutory requirements. Key products and services include:
 - (a) 25 metre swimming pool with diving boards, slides, training pool and toddler pool
 - (b) Water education programme and delivery of Key Stage 2 swimming to primary schools in Darlington
 - (c) Modern gym facilities with 2000 members, casual users and college curriculum usage. The team are GP referral qualified and local GPs refer into our team to support health improvement and rehabilitation
 - (d) Fitness class programme and on-site private partner delivering licensed classes
 - (e) Sports Hall facilities, equivalent to two 5 aside courts
 - (f) Recently refurbished and extended soft play facilities
 - (g) Recently installed 5 lane bowling alley occupying what was underused squash courts

- (h) Catering and hospitality including a Bistro, café and pavement café generating up to £1m income per year
 - (i) Indoor events programme including sporting events, concerts, weddings and more
 - (j) A number of partners based in the Dolphin Centre including Connect Health who deliver the muscular skeletal contract on behalf of the NHS, Darlington Amateur Swimming Club, Darlington College, Fitlab class provider to name a few
4. A phased approach has been taken to replacing the old mechanical and electrical installations and equipment within the Dolphin Centre with the first phase taken place in 2015/16. It is proposed to deliver the third and final phase of the replacement programme over the next 18 months which will cover the remaining areas within the Dolphin Centre, which are detailed in this report.

Recommendations

5. It is recommended that Members:
- (a) Release capital of £2.2m as detailed in this report to carry out phase 3 of the replacement programme of the mechanical and electrical installations and equipment in the Dolphin Centre.
 - (b) Release capital of £325k to undertake localised repairs of the pool tank.

Reasons

6. The recommendations are supported by the following reasons:
- (a) To replace ageing and obsolete mechanical and electrical equipment to ensure the operational requirements of the centre.
 - (b) Undertake general asset condition repairs identified through inspections and surveys.

Dave Winstanley
Group Director of Services

Background Papers

No background papers were used in the preparation of this report

S17 Crime and Disorder	The content of this report will not impact on crime and disorder.
Health and Wellbeing	The Dolphin Centre is the Council's key facility in providing opportunities for residents to participate in an active and healthy lifestyle.
Carbon Impact and Climate Change	There will be a positive impact on carbon reduction as a result of installing modern and efficient mechanical and electrical plant and equipment.
Diversity	No individual is adversely affected as a result of this report.
Wards Affected	Park East
Groups Affected	No group will be adversely affected as a result of this report.
Budget and Policy Framework	There is no impact on the Council's budget or policy framework.
Key Decision	This is not a key decision.
Urgent Decision	This is not an urgent decision.
Council Plan	The Dolphin Centre contributes to a number of the priorities in the Council Plan.
Efficiency	There is no impact on the Council's efficiency agenda as part of this report.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers.

MAIN REPORT

Information and Analysis

7. The Dolphin Centre is the Council's only indoor leisure facility providing a range a health and wellbeing activities as well as a key leisure and social venue in the town centre. Its town centre location contributes significantly to the town centre footfall and vice versa. As the role of town centres continue to change with greater emphasis on leisure and social activities, the contribution the Dolphin Centre makes to the town centre will continue to increase. There are strong links to the Council Plan and all the Council's portfolios, particularly Health and Economy.
8. The Dolphin Centre opened in November 1982 and this year will have been open for 40 years. There have been numerous interventions and changes to the building over the years, the most significant in 2006 which resulted in substantial remodelling of the building, however limited work was carried out on the mechanical and electrical installations at that time. Therefore in 2012/13, Space Architects and Kyoob, mechanical and electrical engineers, were engaged to undertake a detailed study of the Dolphin Centre.
9. Following this study, a phased approach to the replacement and upgrading of the mechanical and electrical installations has taken place with phase 1 being delivered in 2015/16 covering the pool, gym, wet changing village and a number of other smaller areas. This work also included replacement windows in the pool hall, replacement suspended ceiling in the pool hall and refurbished wet changing village. The cost of this work was £2.7m.
10. The next phase of the mechanical and electrical replacement programme took place in 2021 as part of the installation of the Bowling Alley, covering the bowling alley, soft play, changing rooms, first floor meeting spaces and the former registrar's area. The value of this work was

£1.7m.

11. The final phase of work needs to be carried out over the next 18 months, which will cover the following areas:
 - (a) The space heating and ventilation within the basement plant office/storage areas (Plantroom 1);
 - (b) The Central Hall 'run around' coil (which is to help with ventilation);
 - (c) The Building Management System (controls systems) across the whole site;
 - (d) Control panels located within several plantrooms (plantroom 1, 10, 2 and 7);
 - (e) Several of the existing supply air handling units located within several plantrooms (plantroom 1, 9, 10 and 5);
 - (f) Several of the existing extract units located within several plantrooms (plantroom 9, 10 and 7);
 - (g) The existing lighting and emergency lighting installation within the Sports Hall;
 - (h) The electrical installation within the Basement Plantroom and Ancillary Staff Areas;
 - (i) The two existing Standby Generators;
 - (j) Associated build and repair works as a result of the above.
12. In addition to the above mechanical and electrical works, there are some localised works required to the pool tank which will also be carried out. This is to be funded from a revenue contribution to capital and requires £325k to be released.
13. Depending on the final solution for the pool repairs it may be necessary to close the pool for a short period, there may also be the requirement for localised restrictions or short closures of some spaces as work is carried out on the M+E installations. The project manager will work with the selected contractor to minimise any impact on customers.

Financial Implications

14. In the MTFP for 2022/23, an allocation of £2.2m was included in the MTFP capital programme to carry out this work and a revenue contribution to capital provision has been made of £325k to cover the localised pool repairs.

Procurement Advice

15. All procurement activity will be in line with the Public Contracts Regulations 2015 and the Council's Contract Procedure Rules. Where possible pre-existing approved contracts or frameworks will be used in the first instance.