

Spa Technical Review

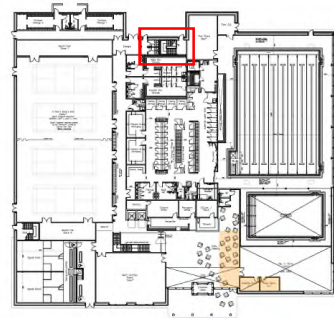
Scenario Summary (including Costs)

The adjacent table summarises the various scenarios and the associated cost.

A decision is therefore required as to whether to:

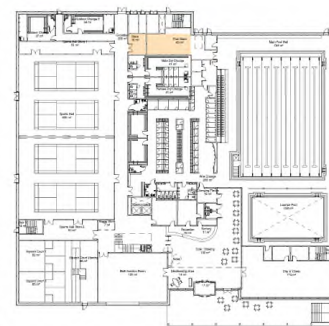
1. **Proceed as planned**
Base Scheme
No additional cost
2. **Future proof** the ability to add the spa at a later date
Base Scheme + Spa Future Proof
Additional £288,000, excluding VAT
3. **Proceed with the Spa** as part of the current project
Base Scheme + Spa
Additional £2,394,000, excluding VAT
4. **Proceed as planned, but increase services capacity**
Base Scheme + increased services capacity
Additional £39,000, excluding VAT

1
Base Scheme



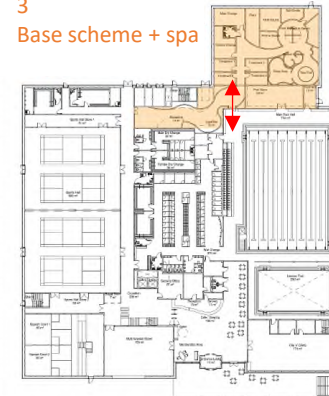
1:500 Ground Floor Plan - Rev D

2
Base scheme + spa future proof



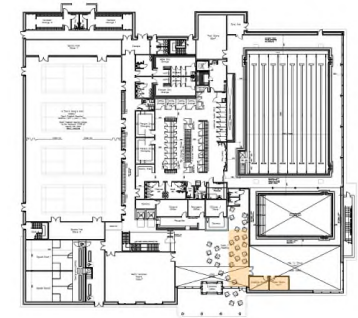
1:500 Ground Floor Plan - Rev E

3
Base scheme + spa

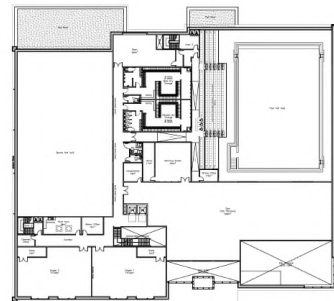


1:500 Ground Floor Plan - Rev F

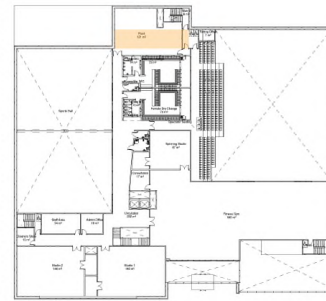
4
Base scheme + increase services capacity



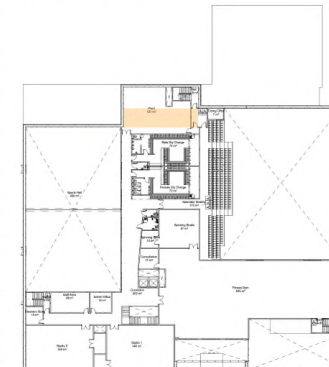
1:500 Ground Floor Plan - Rev D



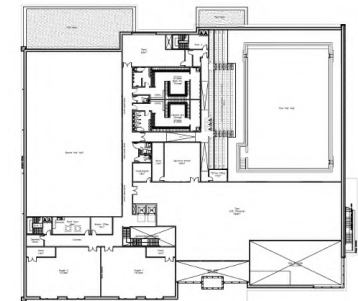
1:500 First Floor Plan - Rev D



1:500 First Floor Plan - Rev E



1:500 First Floor Plan - Rev F



1:500 First Floor Plan - Rev D

Baseline

- Unable to add the spa in its current location at a future date without significant reconfiguration and structural alterations.
- Stair shown needs to exit to external space, and would need to be moved to create internal link to spa.

£288,000 addition

- Cost includes creating additional floor area shown in orange and increased services capacity.
- Additional area required (and cost) is reduced by locating the store and first aid room here. However, this would need to be replanned if spa is added in future.

£2,394,000 addition

- Spa located as shown to provide direct link to main pool as per arrow.
- Cost if done as part of current scheme.
- Costs will be higher if done at a later date due to internal reconfiguration, extending services, structural openings, etc.

£39,000 addition

- As per the baseline, with additional capacity to the incoming services and building services to allow for the future expansion of the centre (but not the addition of the spa without significant alterations).

Spa Technical Review Programme Implications

Initial estimates suggest that the inclusion of the spa could extend the programme by **AT LEAST 3 MONTHS**.

This needs to be tested with the building contractor once they have been appointed.

It should also be recognised that the current programme is extremely tight with no float, so the programme implications could prove to be greater than three months.

