














**Report of:** Leisure and Cultural Services Interim Business Manager

**To:** Executive Board

**Date:** 16<sup>th</sup> July 2007

**Item No:**

**Title of Report :** Capital Works for Ice Rink

	<b><u>Summary and Recommendations</u></b>
 <b>Purpose of report:</b>	To request project approval for spending allocated in the 2007 – 08 Capital Program  for essential works to the Ice Rink.
 <b>Key decision:</b>	Yes
<b>Portfolio Holders:</b>	Councillor Jim Campbell, Better Finances Councillor David Rundle, Stronger Communities
 <b>Scrutiny Responsibility:</b>	Finance Scrutiny Committee
<b>Ward(s) affected:</b>	All
 <b><u>Report Approved by</u></b>	
	Councillor Jim Campbell
	Councillor David Rundle
	Sharon Cosgrove, Strategic Director Physical Environment
	Christopher Kaye, Finance and Asset Management
	Jeremy Thomas, Legal and Democratic Services
 <b>Policy Framework:</b>	
	Oxford City Council Corporate Plan 2007 – 2010
	<ul style="list-style-type: none"> <li>• Be an effective and responsive organisation, providing value for money services</li> </ul>



### **Recommendation(s):**

That the Executive Board agrees to:

- 1. Grant project approval to spend £185,023 allocated within the 2007 – 2008 Capital Programme on the essential repairs identified to enable the centre to remain operational (subject to funding being available).**



### **Background and Context**

1. The Oxford Ice Rink was originally built in 1984, no major works have been undertaken since.
2. The recently published West End Area Action plan sign-posted a need to review the future of the Ice Rink and the Council commissioned Strategic Leisure Ltd specifically to look at future options. The first stage of this work has been concluded and finds that the Ice Rink is a much loved and well-used facility that Oxford should look to continuing to provide. The second stage of this work is ongoing and will explore future options for its provision.
3. Notwithstanding this review, given the key position of the Ice Rink in Oxford's leisure portfolio, essential works are required to maintain current levels of service.
4. A sum of £280k has been allocated within the 2007 – 2008 capital programme for essential works to allow the Ice Rink to remain operational.

### **Essential Works**

5. The Main Air-Handling Units. These have reached the end of their normal expected service life. Spare parts are difficult if not impossible to obtain. Air Handling Unit No1 has been used as a donor of parts to keep Air Handling Unit No2 operational and is now little more than a means to circulate the air rather than cool it.
6. During warm / hot weather the system has difficulty controlling the atmosphere in the building thus the refrigeration plant is subject to greater load which increases energy consumption and CO<sub>2</sub> emissions.
7. It is proposed to replace the units, which will be undertaken in sequence to allow the centre to remain open during the works.
8. Refrigeration Compressors - There are three compressors that maintain the ice pad and depending upon the ambient temperatures all three are used to maintain the ice surface.

9. Compressor number one has been out of action for 10 months and compressor number three is now making an abnormal amount of noise and giving cause for concern. As the facility cannot remain operational without a minimum of two serviceable compressors, the Business Unit Manager has given approval for work to commence on one compressor at a cost of £4,800.
10. All the compressors are overdue for major overhaul and we are entering the time of year when maximum load is anticipated.
11. In order to maintain the reliability of the plant, and hence the operation of the building, it is proposed that all three compressors be overhauled in sequence to enable the centre to remain open.
12. Male and Female Showers - These are in poor condition with most of the push button controls being faulty. The showerheads are also difficult to remove and clean. It is requested that approval be given to:
  - ❖ Replace the mechanically timed push button shower controls with electronic controls, which have proven to be more reliable in other centres.
  - ❖ Replace the now obsolete showerheads with modern vandal resistant items.
  - ❖ Replace and make good all necessary plumbing and tiling.
13. Boiler Flue Ductwork Fan - This is in poor condition. The dilution fan is proving unreliable and has reached the end of normal service life. It is proposed that this be replaced.
14. The Ice Resurfacing Machine This is a critical item of equipment used two or three times a day to condition and replace the ice surface. Without it the ice would rapidly deteriorate and become unsafe. This would result in facility closure.
15. The machine has developed faults with the engine and automatic transmission. On site servicing has been unable to fully remedy this problem. In addition, the machine is now difficult to start and on occasions will not select reverse gear; the pipe work and conveyor equipment to remove the planed off ice and lay down replacement water is in need of refurbishment and the sub frames and body panels are corroding.
16. Due to an imminent breakdown due to transmission problems the Business Unit Manager has given approval for this work to commence. Whilst the machine is off site a loan machine has been provided. The refurbished machine will be returned with a comprehensive one-year warranty and a second year driveline warranty.

## **Other Options**

17. The Constitution requires that the Executive Board considers what other options are available before giving major project approval. These are as follows: -

- ❖ Continue to operate the centre under the current condition of the Air Handling Units. This will result in a deterioration of air quality within the building ultimately reducing standards below that recommended for a public building,.
- ❖ Continue to operate the centre with the risk of major failure of one or more refrigeration compressors resulting in loss of the ice pad.
- ❖ Reducing quality of showers in the changing rooms potentially resulting in decommissioning.

### **Financial Implications**

18. Budget costs for works: -

Replace AH Units	£ 90,000
Replace Flue Ductwork	£ 6,000
Replace Showers	£ 10,000
Compressors Refurbishment	£ 15,000
Sub Total	<b>£121,000</b>
Contingency (15%)	£ 18,150
Fees (15%)	£ 20,873
Ice Resurfacing Machine (fees and contingency not required on this item)	£ 25,000
TOTAL	<b>£185,023</b>

19. Budget allocation within the capital programme is £279,800. These works will result in a surplus on this budget of £94,777.

20. Due to the nature of the work one contract will be let for the Air Handling Units, Flue Ductwork and Compressors and another for the Showers.

### **Legal Implications**

21. There are no additional legal implications, as the contracts will be procured in accordance with the Constitution Thresholds and Methods of Procurement.

### **Staffing Implications**

**22.** There are no staffing implications.

**Recommendations**

**23.** Grant major project approval to spend £185,023 allocated within the 2007 – 2008 Capital Programme on the essential repairs identified in this report to enable the centre to remain operational; and to let the relevant contracts which comprise this total spend

**Background papers: none**

**Contact:**

**Steve Holt (Leisure Operations Manager)**

**Email :** [sholt@oxford.gov.uk](mailto:sholt@oxford.gov.uk)

**Tel: :** 01865 467234