



Options Report

John Smeaton Leisure Centre Swimming Pool, Leeds

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1. Introduction

In accordance with your instructions following on from our meeting of 26th January 2016 we submit for your consideration our option report, including cost estimates, in respect of the proposals for the refurbishment of the swimming pool at John Smeaton Leisure Centre, Smeaton Approach, off Barwick Road, Leeds, LS15 8TA.

2. Terms of Reference

2.1 Project Brief

The options for the refurbishment of this swimming pool are:

1. Remove the existing tiling, prepare the pool tank and re-tile the whole swimming pool; or
2. Remove the top layer of tiles, prepare the surface of the base layer of tiling to take a specialised resin coating to the whole swimming pool.

2.2 Report Objectives

The objective is the production of a report in plain and concise English and in a format that can be easily understood.

3. Options

3.1 Tiling

Ceramic tiling of swimming pools is the most common and most durable finish for a swimming pool at present. However, this is the most time consuming method and will take longer to complete the project than other options.

The tiling option will require minimal long term maintenance and will possibly require re-grouting of the ceramic tiles circa 20 years. The lifespan of the finishes will depend upon the quality of the materials, maintenance of the pool water quality, wave action and the chemicals utilised. The pool may require re-tiling in approximately 30 years.

This option would require the existing two layers of tiles to be removed back to the existing pool tank. The tank would then have to be prepared and rendered to take the new tiling. Once these base coats have cured the new tiling can be adhered using specialised tile adhesive and then grouted.

It is estimated that this option would require approximately 12 weeks to complete the works because it is important that the correct curing times are allowed, for example the recommended curing periods from completion of the grouting and sealing of any movement joints to filling the pool is 3 weeks.

The estimated cost for this is included within section four and in more detail within the cost report contained in the appendix.

The guarantee for this option range from 5 to 10 years, with some companies offering up to 25 years at an extra cost, depending upon the specialised tiling contractor appointed to carry out the works.

3.2 Resin Coating

Resin/lining the swimming pool is quicker to install than ceramic tiling and is becoming more popular as a repair solution to older swimming pools. However, these linings/coatings on average will require replacement at approximately 10 to 15 years intervals. These linings also require regular inspection and may be subject to damage. If the lining does get damaged then the repair will need to be carried out quickly.

This option would require the existing top layer tile to be removed, the original tiles will then require grit blasting and preparation prior to applying the primer layer. Once the primary layer has cured a sprayed base coat is applied followed by the coloured top coats.

It is estimated that this option would require a construction period of approximately 8 weeks.

This option is the cheapest in terms of the capital costs and short term expenditure but have limited lifespans and warranties. The estimated cost for this is included within section four and in more detail within the appendix.

The guarantee/warranty for this option would be dependent upon the specialised contractor and their product, for example Polyadvisory offer a 1 year unconditional warranty plus a further 5 year warranty against delamination or leakage on their PASLAM system.

4. Costs

The estimated cost for re-tiling the swimming pool is £110,077.00. This is compared with the cost for applying the resin coating at £102,341.00. These costs exclude any NPS fees, statutory approval fees or asbestos survey fees.

The cost report which contains detailed breakdown of the costs is contained within the appendix. Exclusions to the costs are also identified within the cost report.

6. Summary

Both options for the proposed pool refurbishment works appear to be feasible, however the tiling option is more expensive and will require a longer period of close down.

The resin option has a guarantee of up to 5 years and the retiling has up to a 10 year guarantee, dependent upon the specialised contractor.

The resin option offers a cheaper and quicker solution but may not prove to offer the best value for money given that the re-tiling is estimated at £7,736.00 more and offers a longer guarantee.

APPENDIX