

St. Moritz, 01.02.23/ JP

Ovaverva: Renovation concept elaborated

FAQ on the Ovaverva renovation - the basic questions at a glance

Which defects and damage need to be remedied?

The defects were recorded and documented in a court-ordered evidence preservation procedure in 2019. They concern the following points:

- Punctual deficiencies in the groundwater sealing of the underground building shell
- Defects in the internal waterproofing under the slab coverings on the floors, walls and in the pools
- Faulty steam baths
- Faulty gutters and drains
- Punctual damage to the glass mosaic on the wellness and bathing floor level

What does the renovation concept include?

The renovation concept specifies which defects have to be repaired, how high the costs are and how long renovation work will take. In addition, the expert reports were examined and the recommended measures were evaluated. In the next step, the necessary measures to remedy the deficiencies were weighed up and prioritised. The current renovation concept includes implementation of the measures defined as priority 1, which are necessary for the operation and long-term maintenance of the indoor swimming pool.

Are there any innovations that will be implemented with the renovation?

Renovation is necessary in order to eliminate the building defects. This means that the building will basically not be changed. However, the company will introduce innovations wherever it makes sense. For example, new attractions in the children's pool. But innovations are not included in the current renovation concept.

How long will the renovation take?

St. Moritz municipal council has decided that the renovation should take place as quickly as possible. For the implementation of the measures defined in the renovation concept, the spa and the indoor swimming pool will be closed for 13 months. While staging of the renovation work was examined, renovation in a single stage was preferred in order to avoid longer overall closing times, higher construction costs and resultant restrictions to the scope of work.

When will the renovation take place?

In the best case, reconstruction should start in mid 2024. In case of delays, care will be taken to postpone the start of reconstruction work accordingly so that two winter seasons are not affected.

What will be closed during the renovation?

The indoor pool, the wellness area and the cloakrooms will be closed.

It is assumed that the outdoor shop and the fitness centre will not be affected for the most part during renovation. Whether the bistro can remain open during refurbishment will have to be clarified during further planning.

What will happen to the staff during the renovation?

St. Moritz municipal council has undertaken to look for alternative employment opportunities for the staff during the renovation phase.

How much will the renovation cost?

The cost estimate is based on the elaborated renovation concept (priority 1 measures) and corresponds to the preliminary project planning status according to SIA.

- Construction costs + fees: CHF 8.7 million incl. VAT (+/- 25%)
- Loss of revenue minus cost reductions: approx. CHF 4.0 million incl. VAT. Assumptions: staff will continue to be employed; decline in attendance frequency after reopening.

The figures refer to the reconstruction project. Preliminary work is not included. The expenses for the preliminary work are expected to amount to around 1.7 million CHF by the end of 2023.

Who decides on expenditure for the renovation?

The renovation is a matter of tied expenditure. According to Art. 36 Paragraph 2 Item 7 of the municipal constitution, the municipal council of St. Moritz has final decision on the approval of tied expenditure for multi-year projects of more than CHF 5 million.

Who bears the renovation costs?

The St. Moritz municipal council has made the following decision in principle: In the event that the companies involved refuse to carry out renovation work at their own expense, the municipality has no choice but to make advance payments in view of the urgent need for renovation. Which of the companies involved are ultimately responsible for the deficiencies to be remedied can only be conclusively assessed after renovation has been completed and on the basis of additional and possibly new findings gained thereby.

What is the next step?

The elaborated renovation concept has been sent to the companies involved. In accordance with right of rectification, they are requested to comment on the same. Submission planning will then follow.