

## 6. NORTH NEW BRIGHTON COMMUNITY FACILITY REDEVELOPMENT

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The purpose of this report is to provide the Board with an update on options for the North New Brighton Community Centre redevelopment project. The report was considered by the Property and Major Projects Committee at its meeting on 8 August 2003 and its resolutions are outlined below.

### REPORT PERIOD ENDING 31 May 2003

#### INTRODUCTION

At the 4 April 2003 meeting of the Property and Major Projects Committee, the Committee resolved to refurbish the existing facility. This resolution was passed by the Council in April 2003.

During the 2003/04 Annual Plan process, an additional \$540,000 was made available to this project. This funding was allocated to allow for the complete refurbishment of the facility based on having to carry out a seismic upgrade of the facility. By carrying out this seismic upgrade the facility will not be limited in use as a result of the 'change of use' criteria in the Building Act 1991.

A significant amount of work has already been completed. The project is at a stage where documentation is ready for work associated with the upgrade of the building-to-building code requirements. Pre-design work has also been completed for the proposed decking. In terms of the seismic upgrade, the work needed to upgrade the facility has been identified. Development of this work into tender documents can now proceed.

#### COMMUNITY INVOLVEMENT

During the development of the current refurbishment plans a number of public meetings have been held. Significant input from the community has already been obtained. Given the decision to proceed with the refurbishment of the existing facility, it is appropriate to take the opportunity to show the community what is being proposed in the complete upgrade package.

This could be accomplished with a public meeting as well as the distribution of a handout to all the user groups and residents' groups in and around North New Brighton.

#### BUDGET

The approved budget is \$995,000. This includes \$35,000 from the Burwood/Pegasus Community Board and \$20,000 from the Lottery Grants Board NZ. In addition to this the Parks and Waterways Unit has agreed to put \$40,000 (from the 2004/05 financial year) towards landscaping around the facility. This money will come from the Coastal Management budget.

The make-up of this budget is as follows:

(a) Upgrade to meet the Building Code requirements.	\$440,000
(b) Additional items to fulfil total design.	\$175,000
(c) Seismic upgrade costs.	\$380,000
<b>Total</b>	<b>\$995,000</b>

Additional funding for landscaping. \$40,000

(NB: The above numbers are inclusive of professional fees, consent costs, contingency etc.)

To date the following amounts have been spent:

Building maintenance (including roof, spouting and brick repairs).	\$25,000
Professional fees for design.	\$60,000
<b>Total spent to date</b>	<b>\$85,000</b>

#### PROGRAMME

The following is a preliminary programme for the project. Once tenders have been received it will be possible to confirm the construction period and then the expected completion date for the project.

Confirm Plans with Community	11-15 August 2003
Registration of Interest	11 August - 5 September 2003
Tender Period	29 September - 10 October 2003
Prepare Tender Report	15-17 October 2003
Report to Property and Major Projects Committee	31 October 2003
Council Approval	20 November 2003
Award Contract	24 November 2003
Construction (estimated)	November 2003 - August 2004
Project Complete (estimated)	August 2004

## WORK PROPOSED

In summary the work proposed is:

- Construct new entranceway.
- Refurbish toilets (excluding North-Wai Boardriders area).
- Complete seismic upgrade associated with toilet area and external areas of the building behind new decking and entranceway areas.
- Re-line downstairs rooms (excluding Seaview room - North-Wai Boardriders space).
- Provide a downstairs servery/kitchenette.
- Re-line first floor space.
- Re-wire complete building.
- Construct the new decking.
- Complete the toilets for the North-Wai Boardriders space.
- Remainder of building seismic upgrade requirements completed.

## SUMMARY

A decision on the option to be followed for the facility has been made. It is now appropriate to confirm with the community the proposed refurbishment plans.

Additional funding of \$540,000 has been allocated in the 2003/04 financial year. The total funding now available for the refurbishment is \$995,000.

Work as described in the above programme should now proceed. The programme is indicative through the construction phase. This will be amended once a contract is awarded.

At its meeting on 8 August 2003, the Property and Major Projects Committee agreed:

1. That the programme for refurbishment, as identified in the report, commence based on an approved budget of \$995,000.
2. That the funding of \$40,000 for landscaping be obtained from the Parks and Waterways Unit via the Coastal Management budget.
3. That a project contingency fund of \$100,000 be established based on \$50,000 for project contingencies and \$50,000 for building contingencies.

## Staff

**Recommendation:** That the information be received.

## Chairperson's

- Recommendations:**
1. That the information be received.
  2. That a public meeting be held with the users groups of the North New Brighton Community Centre to discuss usage and relocation options during the refurbishment work.