

5. NORTH NEW BRIGHTON COMMUNITY FACILITY REDEVELOPMENT

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The purpose of this report is to provide the Property and Major Projects Committee with an update on options for the North New Brighton Community Centre redevelopment project.

REPORT PERIOD ENDING 31 MAY 2003

INTRODUCTION

At the 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 New Zealand Building Act.

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 Lotteries Board. 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
Total	\$995,000

Additional funding for landscaping \$40,000
N.B. The above numbers are inclusive of professional fees, consent costs, contingency etc.

To date the following amounts have been spent:

Building maintenance (incl roof, spouting and brick repairs)	\$25,000
Professional fees for design	\$60,000
Total spent to date	\$85,000

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 Aug – 15 Aug 2003
Registration of interest	11 Aug – 5 Sept 2003
Tender period	29 Sept – 10 Oct 2003
Prepare tender report	15 Oct – 17 Oct 2003
Report to Property and Major Projects Committee	31 Oct 2003
Council approval	20 Nov 2003
Award contract	24 Nov 2003
Construction (estimated)	Nov 2003 – Aug 2004
Project complete (estimated)	Aug 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 which 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 given 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.

It should be noted that this information has not yet been presented to the Burwood/Pegasus Community Board. It is intended that this report be presented to the next Board meeting which is scheduled for 18 August 2003.

Staff

- Recommendation:**
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.

Chairman's

- Recommendation:** That a project contingency fund of \$100,000 be established based on \$50,000 for project contingencies and \$50,000 for building contingencies.