

#### 4. 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 progress of the North New Brighton Community Centre redevelopment project and seek approval from the Committee to tender the completed design.

##### REPORT PERIOD ENDING 31 JANUARY 2003

##### GENERAL

The design for the upgrade of the facility has been developed over the last 18 months. The development has involved public meetings where proposed designs have been put forward for discussion. The result is an agreed design which has now been developed to the tender stage.

The design proposed has been costed by a quantity surveyor. Summary figures are provided below. As a result of the available funding not being sufficient to complete the full design, decisions have been made to remove certain items in order to work within the available budget. The first priority is to bring the building up to the Building Code requirements. Should there be surplus funds available after doing this work, consideration then needs to be given to the excluded items.

One of the main features of the design is the external decking and stairs leading to the beach. This feature provides a unique aspect to the facility. It has at this stage been excluded.

At the January meeting a report was considered by the Burwood/Pegasus Community Board (attached). The following resolutions were passed:

1. That the Board recommend to the Property and Major Projects Committee that the North New Brighton Community Centre be refurbished to a level to meet general community needs with the existing budget framework.
2. That the management of the Community Centre remain with the Advocacy Team as usage patterns are monitored during the refurbishment period over the next year.
3. That the Board and the Advocacy Team work with the community to develop youth programmes, and other activities to increase the use of the refurbished Community Centre.

Based on the first resolution, the project has now been forwarded to the Property and Major Projects Committee in order to progress the upgrade. The project is now at a stage where it is ready to put the design out for tender. It is proposed to use a selected tender method.

##### PROGRAMME

The proposed programme is as follows. It is a tentative programme at this stage. Construction dates will need to be confirmed once a contract has been awarded.

Tender Contract:	8 February 2003
Tenders Close:	21 February 2003
Award Contract:	7 March 2003
Construction starts:	10 March 2003
Construction Complete:	10 August 2003

##### BUDGET

The approved budget is \$495,000.

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 2003/04 financial year) towards landscaping around the facility. This money will come out of the Coastal Management budget.

The forecast total cost for the complete project is \$584,600.

The following items have been removed from the full design:

- strapping and lining of existing walls
- new balcony, gantry, stairs and screens
- commercial kitchen fitout

NB. The commercial kitchen fitout was originally included as a result of the proposal from Nga Ngaru Trust which included a cafe in the facility.

The estimate for the works necessary to bring the building up to Building Code is \$441,600. This does not include any allowance for landscaping. This estimate does include professional fees, resource consent and building consent fees.

#### **SUMMARY**

The project is now at a stage where it needs to be tendered in order to progress the refurbishment. On receipt of tenders it will be possible to assess the proposed contract against the available budget and make decisions on the inclusion and exclusion of additional items as appropriate.

#### **Staff**

- Recommendation:**
1. That the Property and Major Projects Committee approve the tendering of the complete design.
  2. That a review of the excluded items be undertaken on receipt of tenders.

#### **Chairman's**

- Recommendation:** That the above recommendation be adopted.