

4. PORRITT PARK - PROPOSED PAVILION UPGRADES

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The purpose of this report is seek the Committee's approval to award the construction contract for stage one of the Porritt Park Pavilion redevelopment.

INTRODUCTION

The Porritt Park Grandstand was built in 1974 for the Commonwealth Games as a hockey venue. A sand turf was constructed in 1988, and replaced with a water turf in 1994. A proposal by Canterbury Hockey to install a second turf and improve spectator facilities was presented to the Council by the Canterbury Hockey Association in February 2000.

Annual grant funding of \$80,000 p.a. (inflation adjusted) was incorporated in the 2000/01 Annual Plan, for a further 9 years, to enable programming of the second turf, and \$525,000 was provided in the 2001/02 and 02/03 years for a pavilion upgrade. In 2001 a second water turf was built to the east of the Hockey Pavilion.

Meetings were held with Canterbury Hockey early in 2002 to establish a brief for an upgraded pavilion, and review their proposed building concept. Structural analyses and feasibility studies were prepared by City Solutions for upgrading or replacing the existing pavilion, resulting in a preferred upgrade option. This option was developed into conceptual drawings and a model.

An estimate of the cost of these works was prepared and the concept was presented to the Pools and Stadia Subcommittee in June 2002. The estimated cost of the completed upgrades was above that available, and it was recommended that the concept be developed in two stages in order that budget provisions be met.

The design has since been developed through further consultation with Canterbury Hockey and the Leisure Unit. Construction documentation has been completed for each of the two stages of the pavilion redevelopment, including a full schedule of quantities for each.

On 27 July the Council gave approval to proceed with the construction phase of Stage One of the project and adopted the proposed project budget and programme.

DESIGN

The primary objective of the proposed pavilion upgrade project is to improve the quality of spectator facilities at Porritt Park.

The facility is subjected to a high level of local, national and on occasions, international use, and its condition is predominantly unaltered from that when it was built in 1974. As such there are a number of building code, disabled access, fire protection, sanitary and maintenance issues that are to be addressed through the building works. The cost of these essential upgrade works alone constitutes approximately 30% of the complete construction costs.

A caretaker's flat to the north-eastern end of the building is no longer used, and the new turf to the east of the building has no covered viewing areas.

The building structure has been reviewed by City Solutions structural engineers, and has been found to be generally of sound design and construction. Following the proposed upgrades the building will be expected to meet full earthquake code requirements. This will be aided by a reduction in mass above the first floor level by removing concrete spandrels, and un-necessary bleachers.

A Project Information Memoranda application has confirmed that a resource consent is not required for this project.

Stage One Works

It is proposed to provide a new first floor spectator entry to the building, separate to that of the player entry at the ground floor. This will increase security for players, and provide a light, ground floor internal foyer space for players to shelter from inclement weather.

A ramped spectator access extends the existing viewing mound and connects via a bridge to the first floor of the building. The existing lounge is extended as a large viewing space to the new eastern turf. A central services zone provides new bar, café and sanitary facilities. A mezzanine over the lounge provides elevated viewing for the Pitch Manager.

A link in the form of a ramped gangway is constructed to connect first floor bleacher seating areas to the new internal spectator areas. Two exterior disabled viewing spaces are provided to the bleachers (none at present).

Asbestos internal wall claddings are removed and replaced. All services are renewed to first floor areas, and a new fire alarm system with heat detectors installed to all building areas. A new security system is installed.

Stage Two Works (Programmed 2007/08)

Two new elevated lounges are formed by the removal of 2/3 of the exterior bleacher seating, and connected to the gangway and main lounge. Each is supplied with a 1.1m high hydraulic platform lift.

Two hundred and thirty-eight exterior seats remain, and are upgraded to provide individual seating (currently benches). New balustrades are installed to the bleachers to meet NZBC safety from falling requirements.

The existing roofing is replaced and new membrane gutters are installed. A new soffit is installed over the bleachers to replace the brittle plastic soffit. Outdated low efficiency fluorescent lights to the ground floor areas are removed and replaced.

Exterior building blockwork is water blasted and sealed. Exterior asbestos cladding is replaced with fibre cement cladding.

BUDGET PROVISIONS

The budget provisions for this project are :

Stage One

2003/04	Annual Plan provision	\$665,000
2003/04	From Asset Maintenance – Rugby League Park (deferred due to structural investigation)	\$60,000
TOTAL		<u>\$725,000</u>

Stage Two

2007/08	Annual Plan provision	\$500,000
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Preliminary structural investigations have been undertaken on the Rugby League Park grandstand facilities, as part of a planning exercise for future upgrading. These have indicated significant structural deficiencies in the 1976 grandstand. Analysis of the 1966 grandstand is not yet complete.

Maintenance work scheduled for Rugby League Park has been deferred, until the extent and cost of strengthening has been assessed, and thus the future of the grandstands determined.

TENDER EVALUATION – STAGE ONE

Following a registration of interest process, four main contractors were selected to tender on stage one of the construction contract.

Tenders closed on 3 September 2003 with four tenders being received as follows:

Armitage Williams Co Ltd	\$635,499.00
Higgs Builders Ltd	\$670,472.00
Mainzeal Construction Ltd	\$688,080.00
CBD Construction Ltd	\$701,506.05

Each of the tenders included a number of tags and alternatives.

Negotiations were held with the lowest two tenderers on their tags and alternatives. Following these negotiations and pricing for alternative rafter stiffening, alternative pull handles, deferring of magloks, deferring of kitchen joinery and deletion of test piling, the two lowest tenders are as follows.

Armitage Williams Co Ltd	\$611,064.00
Higgs Builders Ltd	\$637,788.00

These figures include a contingency sum of \$25,000, and a provisional sum of \$2,000 for upgrading the pitch facing glazing to 10.38mm laminated safety glass.

Armitage Williams Co Ltd is a local construction company, with a good reputation. Projects they have completed recently that have involved the Council include the Beckenham Housing Project and the Nam Yee Retail Development.

The Cost Plan allowance for the construction contract was \$555,000 (*Pre-tender estimate, Shipston Davies, June 2003*).

The last 12 months has seen Canterbury experience a 44% increase in the value of non-residential building consents higher than every other region in New Zealand. The net New Zealand increase for this period was only 2% (*Source : Rider Hunt Forecast 30, July 2003*).

The number of residential new home building consents is up 60% in Christchurch for the last six months compared to the previous year (*Statistics NZ Information Releases*). The number of new dwelling unit building consents issued in New Zealand last year was the highest since 1976.

Christchurch contractors are currently very busy constructing those projects for which building consents have been issued in the past year. Half of the contractors we telephoned to register their interest had too much work committed in the next six months to be in a position to tender at present.

With a limited supply of contractors willing to price work, and continuing high demand for new construction projects, the tender market is not highly competitive at the present time, and we believe this is reflected in the tenders submitted for this project.

PROPOSED PROJECT BUDGET – STAGE ONE

The proposed project budget is as follows:

(a) Construction contract (including \$25,000 Building Contingency)	\$611,064
(b) Building Consent (sum)	\$3,500
(c) Professional Fees – stage one design, documentation, contract management	\$70,000
(d) Professional Fees – stage two design, documentation	\$40,000
(e) Miscellaneous expenses (sum)	\$436
Total Cost	\$725,000

Exclusions

The project budget excludes the following items:

- GST
- Operating costs
- Finance costs

Also excluded are the following items:

- Furniture, fittings, whiteware and equipment to the building
- Kitchen and bar joinery items

Any of these items which are required will be provided by additional grants/sponsorship or Canterbury Hockey.

Consents

A resource consent is not required for this project.

A building consent has been applied for and is anticipated to be available before the contractor is due to start work on site.

Programme

Stage One

Last hockey tournament for year	17-19 October 2003
Construct stage one	20 October 03 – 8 April 04
Fitout / commissioning	8 April 04 – 16 April 04
Completion stage one – occupation by Canterbury Hockey	19 April 04

Stage Two

Review stage two works	Early 2007
Construct stage two	October 07 - April 08

Staff

- Recommendation:**
1. That the Property and Major Projects Committee approve the acceptance of the Armitage Williams Co Ltd tender of \$611,064, subject to obtaining a building consent with conditions acceptable to the Council.
 2. That the Committee adopt the proposed project budget and programme for Stage 1.
 3. That the Committee note the Stage Two works budget and programme for 2007/08.

Chairman's

Recommendation: That the above recommendation be adopted.