

4. PIONEER SPORTS STADIUM (Pool, Stadium Additions and Alterations, Creche) - MONTHLY REPORT

RR 8893

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Corporate Plan Output: Corporate Plan, Volume II, Capital Output 8.4.61	

The purpose of this report is to bring members of the Projects and Property Committee up to date with progress on the Pioneer Sports Stadium Project, to seek approval for enhancements to the car park/siteworks and to recommend consideration of an enhanced interior décor design for the Pool Hall.

REPORTING PERIOD ENDING 26 NOVEMBER 1998

PROJECT PHASE: CONSTRUCTION

GENERAL (Progress)

The leisure pool tank walls, including the lazy river's external walls, are well advanced and are expected to be complete in early December. Tiling to the pool tanks should start in mid-December.

Installation of the pool hall roof/ceiling panels is progressing, and the wall cladding has been installed to the Lyttelton Street frontage. The roof to the dryside (north) plantroom is complete.

Alterations to the existing stadium are proceeding, including replacement of the main stair and framing for the walls of the new lift.

Members of the Projects and Property Committee visited the site on Monday 23 November 1998.

OUTSTANDING ISSUES

Discussions are currently proceeding with four operators who have expressed interest in running the physiotherapy facilities, and one operator interested in running the cafeteria.

APPROVALS REQUIRED

SITWORKS ENHANCEMENTS

The tender evaluation/recommendation report advised that the siteworks option which had been included in the tender met the siteworks budget but was not very 'user friendly' or appropriate for a major civic facility. The Committee did not wish to provide additional funding to enhance the siteworks at that stage. However the Committee requested that a further report should be made once the site excavation was completed on whether the enhanced siteworks could be funded from the contingency sums.

A report to the September Projects and Property Committee advised that the enhanced siteworks could not be funded from the Contingency Sums, and approval was given to transfer under-expenditure of \$51,905 on the available budget provisions for Centennial Pool to assist with an enhanced siteworks design.

The current contract includes a figure of \$310,000 for siteworks. This allows for reusing the existing Pioneer Stadium car park and old Works Yard car park ie. the existing car parks will only be patched and have new line markings applied, and there will be minimal landscaping. The layout of the car park is certainly not ideal or user friendly, with a number of isolated parking precincts and the majority of the car parks located well away from the stadium.

The Parks, Leisure, Property and Major Projects Co-ordination Units have worked together to produce an enhanced car park/siteworks plan which will be tabled at the meeting. The revised plan provides an appropriate car park for users of a major park and sports stadium/pool facility and better integrates Pioneer Sports Stadium with the Centennial Park.

The new design allows for a completely new car park located closer to the building. It allows for new sub-base and chip-seal, line-marking, concrete kerbs, drainage, lighting, speed bumps, a grassed and mounded area by the creche and half the cost of a boundary fence to the Maori school.

The cost also includes for full landscaping including mature trees and ground cover planting.

The Secretary of the Spreydon Ratepayers and Residents Association has advised that the revised plan was tabled at this month's meeting and received very favourable, positive comments.

The estimated cost of the revised plan is \$610,000 ie. \$300,000 more than the \$310,000 currently available in the project budget. The Parks and Recreation Committee, at its 25 November meeting, supported the revised car park design and recommended that \$150,000 should be used from cash in lieu funds to contribute to the cost of the enhanced car park.

The Property Projects Manager in a separate report to this meeting also recommends that \$150,000 should be made available from the sale proceeds for the former Lyttelton Street yard site.

Providing these funds are approved by Council, this report only seeks adoption of the revised design for the car park/siteworks enhancements and does not seek any additional funding.

INTERIOR DESIGN PROPOSAL

The pool project was subject to a major cost-cutting process following receipt of the tenders.

As part of this process, the extent of the interior design to the pool hall was reduced. The decision was made to retain items which could not be added later/or would involve a much greater cost eg. tiles to the pool walls, floors and surrounds were retained.

However the project team are concerned that the interior design proposal, although meeting the budget, will not be well received by the pool users and may look “unfinished” and bland.

As part of the site tour on 23 November, an enhanced interior design proposal was presented to the Committee by the Project Architect. The enhanced design includes increased extent of the acoustic ceiling baffles, mosaic tiling/aluminium cladding to walls, increased lighting, 28 photo panels reflecting the sporting theme of the venue, and two imitation trees.

The estimated cost of these enhancements is \$112,000. (This funding would not be required until the 1999/2000 Financial Year). These additional costs cannot be funded from the existing Contingency Sums or from elsewhere in the project.

The Project team considers that these enhancements will greatly increase the users’ enjoyment and use of the facility, and will make it “exciting” and “interesting”.

Since the Project Teams’ task is to bring the project in on budget, it will not recommend the enhanced option. However it strongly recommends that the Committee should give serious consideration to providing the additional funding.

If the enhancements are not carried out now, there will be considerable disruption and additional cost in adding them later eg. to revise the baffles could require re-scaffolding of the pool hall.

PROGRAMME

Work is currently on programme.

COST CONTROL

Report period as at 26 November 1998

Variation Orders

Total VOs issued to date	70
VOs issued during reporting period	35
Value of VOs in this period	\$109,369

Variation Price Requests

Total VPRs issued to date	146
VPRs issued during reporting period	61
Value of VPRs in this period	\$69,573

Contract Summary

Budget Provision	\$7,811,182
Forecast Total Cost including VOs and VPRs	\$7,687,604
Total Contingency (Building and Project) as at 26 November 1998 is	\$123,578

The monthly financial report is attached.

A separate recommendation seeking approval for the revised car park/siteworks design is included in clause 1 of the Committee's present report.

- Recommendation:**
1. That the siteworks enhancements proposed in the report at a cost of \$112,000 be funded from the following sources:
 - (a) A transfer of \$80,000 from the Centennial Pool contingency sum.
 - (b) Any surplus funds which may be available from the funding of \$610,000 proposed for the car park.
 2. That the Chairman and Deputy Chairperson be delegated power to authorise the siteworks enhancements proposed, subject to sufficient funds being available from the foregoing sources.