

## 2. QUEEN ELIZABETH II PARK POOLS REDEVELOPMENT CONCEPT DESIGN REPORT

RR 10079

<b>Officer responsible</b> Major Projects Co-ordinator	<b>Author</b> Mark Noonan
Corporate Plan Output: Corporate Plan, Volume II, Capital Output 8.4.77	

The purpose of this report is to:

- (i) seek adoption by the Council of the Concept Design Report (May 1999) including preliminary sketch plans, budget estimate and programme; and
- (ii) approve the preparation of detailed design and documentation comprising working drawings, specifications and Schedule of Quantities and the calling of tenders.

### INTRODUCTION

The concept plans for the pool redevelopment were approved by Council on 29 June 1998.

The Council also approved the preparation of a project delivery report, functional design brief and delivery options report.

### CONCEPT DESIGN REPORT

The Concept Design Report has been prepared by the following:

Client	- Leisure Unit
Project Co-ordinator	- Major Projects Co-ordination Unit
Project Manager	- Carson Group Ltd
Architect	- Vic Davies Architect Ltd in conjunction with Ross Maguire Architects
Quantity Surveyor/ Cost Consultant	- Rawlinson & Co Ltd
Structural Engineer	- Holmes Consulting Group
Mechanical and Electrical Engineers	- Beca Carter Hollings & Ferner
Fire Engineer	- Powell Fenwick Consultants Ltd
Resource Consent Planners	- Davie Lovell-Smith

The Concept Design Report responds to the objectives set out in the Design Brief and is endorsed by the Leisure Unit which has contributed to the design process and reviewed the report.

Further developmental work is of course necessary as part of the usual design process leading to the calling of tenders for construction. This will be achieved by seeking and ensuring ongoing input from stakeholders.

The Concept Design Report fully describes the design of the QEII Pools Redevelopment. A presentation on the design will be made at the 11 June Projects and Property Committee meeting.

The concept plans provide:

- New 51 metre, 2 metre deep, ten lane Olympic standard swimming pool complete with a moveable bulkhead
- Pool enclosure building and sun deck
- Pool storage area
- Leisure pool with wave machine (in existing 50m pool area)
- Teach pool
- Two whirlpools
- Sauna and steam room
- Mezzanine space above the leisure pool for future development
- Central control and circulation core with lift
- Changing rooms
- Entry foyer (beyond existing refurbished entry)
- Air handling and water treatment plant
- Mechanical plant room and boiler house
- Roof replacement over both the pool and stadium
- Major maintenance items identified in the Conditions/Options Report (Note: the remainder of the maintenance items will be carried out under the QEII operational maintenance budget or included in future Council Plans)

#### **COST PLAN AND BUDGET**

The budget provisions for the project are as follows:

<b>QEII upgrading –</b>		
<b>Renewals and Replacements</b>	1998/99	\$1,000,050
	1999/00	\$2,852,116
	2000/01	\$2,899,154
	2001/02	\$1,703,580
<b>QEII Leisure Pool – New Assets</b>	1998/99	\$100,000
	1999/00	\$300,441
	2000/01	\$4,056,460
	2001/02	\$5,608,739
<b>QEII Operational –</b>		
<b>New Development Maintenance</b>	1999/00	\$350,284
	2000/01	\$772,846
	2001/02	\$812,480
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		\$20,456,150
<b>QEII Fire Safety Upgrade</b>	2001/02	\$101,700*
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<b>TOTAL BUDGET PROVISIONS</b>		\$20,557,850
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\* The Draft 1999/00 Council Plan includes budget provision of \$300,000 for the QEII Fire Safety upgrade (2001/02 \$150,000, 2002/03 \$150,000) but only \$101,700 is currently part of this project.

The Project Cost Plan is as follows:

	<b>Budget</b>
<b>1. Construction contracts</b>	
(a) Stadium re-roofing contract (already under construction)	\$610,000
(b) Main building contract	\$15,809,739
<b>2) Professional Fees</b>	\$2,652,985
<b>3) Miscellaneous Expenses</b> (including Major Projects Co-ordination Unit fees)	\$300,000
<b>4) Contingency</b>	\$1,185,126
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	\$20,557,850
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Rawlinson & Co Ltd, the Quantity Surveyor/Cost Consultant have reviewed the concept drawings and advise that the project is on budget.

#### **PROGRAMME**

The Master Programme included in the Concept Design Report incorporates the following key dates:

- July 1999 - completion of grandstand re-roofing
- October/November 1999 - completion of detailed design and documentation. Calling of tenders for main building contract
- December 1999 - Council approval to award main building contract
- January/February 2000 - commence main building construction on site
- April 2001 - completion of new 51m competition pool
- June 2002 - completion of new leisure pool, teach pool and remainder of main building contract.

The programme makes provision for obtaining all necessary resource consents but does not incorporate time for appeals associated with a notified resource consent process.

## **PROJECT DELIVERY**

The project will be fully designed and documented, and will have a Schedule of Quantities prepared prior to tendering a fixed lump sum contract.

The selection of the main contractors to tender on the main building contract will be by a registration of interest process.

Key subtrades will be tendered separately to allow some degree of control over the subcontract selection and technical output.

## **SUMMARY**

- The Concept Design Report effectively supersedes the Design Brief and becomes the benchmark from which the detailed design, documentation and construction of the QEII Pools Redevelopment are further developed.
- The Concept Design Report confirms that the QEII Pools Redevelopment complies with the approved Design Brief, budget and programme.

- Recommendation:**
1. That the Council adopt the Concept Design Report including preliminary drawings, outline Specification and programme.
  2. That the Council approve the preparation of contract documentation (working drawings, specifications and Schedules of Quantities) and the calling of tenders.