

11. ENGLISH PARK REDEVELOPMENT CONCEPT DESIGN REPORT

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Corporate Plan Output: Corporate Plan, Vol III, Capital Output page 8.4.26 and 8.4.61; Corporate Plan, Vol IV, Capital Output page 9.4.48	

The purpose of this report is to: (i) seek adoption by the Council of the Concept Design Report (July 2000) 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 for Stage 1 (pitch relocation and new building).

INTRODUCTION

In 1998 following an investigation over a replacement stand for English Park, the Parks and Leisure Units drafted a proposal to create a new park for St Albans in association with a new soccer stand.

At its 25 February 1999 meeting, the Council agreed to the release, for public consultation, of a draft Development Plan for English Park. Booklets and leaflets were widely circulated in the St Albans area and a public meeting was held.

Ten formal submissions were received on the draft Development Plan, and wide general support was received from the community, school and residents' groups. A workshop was held to discuss submissions on the draft plan and a second plan was produced.

At its 23 March 2000 meeting, Council approved the engagement of City Design/ Common Ground as lead consultants and Rider Hunt Christchurch as quantity surveyor/cost consultant.

Further consultation took place with the major users, local groups, and adjoining residents. A presentation was also made to the Shirley/Papanui Community Board on 3 May 2000.

The community was fully behind the project and keen for the work to proceed. The recent round of consultation also revealed that there was a perception in the local community that there was a shortage of facilities such as meeting rooms and gymnasias in this part of the city. The provision of a cafe was also considered desirable.

A revised concept plan incorporating these community requests was presented to a combined seminar meeting of the Parks and Recreation Committee and the Shirley/Papanui Community Board on 22 May 2000. Elected members indicated their general support for the concept.

CONCEPT DESIGN

Since the seminar meeting, the project team has worked in refining the concept plans and reducing the cost. The latest concept plans have been separately circulated - Option A (without community requested facilities) and Option B (with community requested facilities).

Option A provides a building with the following facilities:

- 493 plastic bleacher seats plus disabled seating
- First floor - lounge for 100 persons (54 seated) with associated servery and toilets
- Ground floor – changing rooms, first aid, storage, meeting room and office

Option B provides all the facilities in Option A but provides an additional 51 bleacher seats and the following community requested facilities:

- Cafe
- Community office/meeting room
- Fitness room (space only, no equipment)

Further development 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.

BUDGET

The budget provisions for the project are as follows:

Parks Unit	1999/2000	\$270,000
	2000/2001	\$433,500
	2001/2002	\$229,500
Leisure Unit	1999/2000	\$230,000
	2000/2001	\$892,500
	2001/2002	\$76,500
		<u>\$2,132,000</u>

The Water Services Unit has agreed to contribute \$95,000 towards the cost of the waterway redevelopment. (This will involve a \$45,000 substitution for the current financial year and \$50,000 for the 2001/02 financial year. The Water Services Unit will advise the Committee at a later date which project is being substituted.)

There is also the possibility of receiving grants from The Community Trust and Lottery Grants Board, and income from the sale of naming rights.

Expenditure on the project up to 31/7/00 is \$44,686.70.

STAGING

The project team recognised that the project could not be completed for the available budget. The work was therefore prioritised and broken into stages as follows:

(a) Stage 1 – Pitch Relocation And New Building (Refer Option A)

- Remove embankments
- Relocate pitch surface, drainage, irrigation
- Relocate lights including new cabling and bases
- Form new low embankment to western boundary
- Construct new building without community facilities (Option A)
- Relocate waterway forming lake
- Uncover first section of culvert at bridge by pedestrian access
- Mound earth around building and terrace to waterway
- Form pedestrian avenue from Cranford Street including reused velodrome lights
- Form parking area by building including access from existing car park
- Plant boundary perimeter with mature trees to define park edge
- Planting to pitch and building area only i.e. not park or car park
- Fencing around the pitch
- Cycleway formation (not sealed)

Stage 1 can be completed for the available budget of \$2,132,000.

The project cost plan is as follows:

Construction work	\$1,832,000
Professional fees (Stages 1 and 2)	\$170,000
Miscellaneous expenses including Major Projects	
Co-ordination unit costs	\$30,000
Contingency	\$100,000
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	\$2,132,000
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Note:

- The existing car park area is retained as existing apart from minor modifications.
- The park area is not developed.
- The design meets the N.Z. Building Code access requirements. Mounding has been used around the building and a ramped accessway has been provided. Space has been provided in the designs for a future lift but the lift has not been provided at this stage due to the budget constraints. (A lift for access between the floors is considered desirable but could only be provided if a low tender price was received or additional funding of \$100,000 was available.)
- The additional cost to include the community requested facilities (Option B) is \$255,000. The project team considers that these facilities are desirable but cannot be accommodated within the available budget. The facilities could be constructed at a later date if required, but the cost would be higher.

- Following discussions with the client Units, the provision of a cafe is also considered desirable but is not considered economically viable.

(b) Stage 2 – Park and Car Park

- Re-contour and alter existing Cranford Street car parks into landscaped modules
- Remove existing house and construct third car park area to the west of the waterway, including practice lighting for a netball/tennis court on the car park
- Construct Sheppard Place car park and turning bay
- Surface and provide lighting to cycleway
- Form grassed and landscaped park area including paths and water feature from existing spring
- “Daylight” culverted section of St Albans Creek by the car park

The estimated cost of Stage 2 is \$415,000.

The only available funding for this stage is the \$95,000 from the Water Services Unit. This leaves a shortfall of \$320,000. It is recommended that Stage 2 is designed and documented at the same time as Stage 1 but that the work is not tendered until funding is available – either from grants and naming rights, or from additional funding being made available by the Council.

EXCLUSIONS

The above estimates exclude the following:

- Upgrading of the pitch lighting (estimated cost \$350,000)
- Scoreboard
- Furniture, fittings and equipment to the building.

PROGRAMME

The master programme included in the Concept Design Report incorporates the following key dates:

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| August 2000 | - Council approval to proceed with detailed design, and contract documentation for both stages, and the calling of tenders for Stage 1. |
| December 2000 | - Complete detailed design and documentation. Calling of tenders for Stage 1. |
| February 2001 | - Council approval to award Stage 1 construction contract. |
| March 2001 | - Commence construction on site. |
| October 2001 | - Complete Stage 1 construction. |

The programme makes provision for obtaining all necessary Resource Consents but does not incorporate time for appeals associated with a notified Resource Consent.

SUMMARY

- The Concept Design Report shows that Stage 1 (pitch relocation and new building (Option A)) can be provided for the available budget of \$2,132,000.
- Space for a future lift has been provided.
- The provision of community requested facilities (Option B) would require additional funding of \$255,000. These facilities are considered desirable but cannot be recommended because of the available budget.
- Stage 2 (park and car park) cannot be accommodated within the available budget. Funding of \$320,000 is required to complete this work. Applications will be made to The Community Trust and the Lottery Grants Board, and naming rights sponsors will be sought. However, this work cannot be proceeded with until these grants/naming rights are confirmed or additional funding is provided by the Council.

RECOMMENDATION

1. That the Council adopt the Concept Design Report including preliminary drawings, outline specification and programme, without the provision of the community requested facilities.
2. That the Council approve the preparation of contract documentation (working drawings, specifications and Schedule of Quantities) for both Stages 1 and 2, but that tenders be called for Stage 1 only.
3. That the Leisure and Parks Units seek funding for Stage 2 by submitting grant applications to The Community Trust and Lottery Grants Board, and seek naming rights sponsors.
4. That future reports on the project be directed through the Projects and Property Committee.

It is the Committee's belief that the Council should approve Option B (community requested facilities) and Stage 2 (park and car park) of the project for the following reasons:

1. In addition to a first-rate grandstand an excellent multi-purpose community facility would also be provided which will meet the needs of the local community as identified in the public consultation process.
2. Completion of the Stage 2 work would solve a number of parking problems in the area and address road safety issues. It would also result in an attractive reserve being provided for the wider St Albans community.
3. The community facilities would provide a revenue stream to the Council.
4. It would be more expensive to add the Option B facilities to the grandstand at a later date. As well some modest savings would be achieved by completing the Stage 2 works, in conjunction with Stage 1 of the project.

With regard to the funding for the project the Committee considered that the City Streets Unit should be asked to make a contribution towards the cost of developing the cycleway, the car park and turning bay in Sheppard Place. It will be noted from recommendation 3 below that the Committee is proposing that the balance of the shortfall be funded by a combination of grants, naming rights sponsorship, project savings and savings identified at the six monthly review with the balance coming from the 2001/02 unspecified capital sum.

- Recommendation:**
1. That the Council adopt the Concept Design Report including preliminary drawings, outline specification and programme, and including the provision of the community requested facilities.
 2. That the Council approve the preparation of contract documentation (working drawings, specifications and Schedule of Quantities) for both Stages 1 and 2, and that tenders be called for Stages 1 and 2.
 3. That the Option B and Stage 2 work be funded by a combination of grants, naming rights sponsorship, project savings and savings identified at the six monthly review, with the balance being found from the 2001/02 unspecified capital sum.
 4. That the City Streets Unit be approached for funding for the construction of the Sheppard Place car parking and turning bay and the surfacing and lighting of the cycleway.
 5. That the Leisure and Parks Units seek funding for Stage 2 by submitting grant applications to The Community Trust and Lottery Grants Board, and seek naming rights sponsors.
 6. That the current lease with Canterbury Soccer be renegotiated to provide for community access to the new facility.

(Note: Councillor Harrow requested that his vote against recommendations 2 and 3 be recorded.)