

2. PORRITT PARK - PROPOSED PAVILION UPGRADES

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The purpose of this report is to provide the Council with an update on progress with the redevelopment of the Porritt Park Hockey Pavilion and seek approval to proceed with the construction phase of the project through the Property and Major Projects Committee.

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 funding of \$80,000 p.a. was incorporated in the 2000/01 Annual Plan to enable programming of the second turf, and \$525,000 was provided in the 2001/02 and 02/03 years for a Pavilion upgrade. A second water turf was built to the east of the Hockey Pavilion in 2001.

Meetings were held with Canterbury Hockey early in 2002 to establish a brief for an upgraded pavilion, and review their proposed building concept.

Structural analysis 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. Approval was sought and granted by the Committee to proceed with detailed design of the pavilion upgrades.

The design has since been developed through further consultation with Canterbury Hockey and the Leisure Unit. Tender documentation is now completed for each of the two stages of the pavilion redevelopment, and we now seek approval to commence the first construction phase of the project, and transfer reporting of the project to the Property and Major Projects Committee.

DESIGN

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

The facility is subjected to a high level of 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 will be addressed through the building works. The cost of these essential upgrade works alone constitutes approximately \$300,000 (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 unnecessary bleachers.

A Project Information Memoranda application has confirmed that a resource consent will not be 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 will extend the existing viewing mound and connect via a bridge to the first floor of the building. The existing lounge will be extended as a large viewing space to the new eastern turf. A central services zone will provide new bar, café and sanitary facilities. A mezzanine over the lounge will provide elevated viewing for the pitch manager.

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

Asbestos internal wall claddings will be removed and replaced. Outdated low efficiency fluorescent lights to the ground floor areas will be removed and replaced. All services will be renewed to first floor areas, and a new fire alarm system with heat detectors will be installed.

Stage Two Works

Two new elevated lounges will be formed by the removal of two-thirds 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 will be 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. Exterior building blockwork is water blasted and sealed. Exterior asbestos cladding is replaced with fibre cement cladding.

BUDGET

The following cost plan is based on a pre-tender assessment made by Shipston Davies, Quantity Surveyors, of the complete working drawing documentation.

The construction documentation has been completed now for each of the two stages in order that a cohesive set of documents is prepared, design costs are reduced due to efficiencies of scale, and more accurate costings are available for budgeting for stage two.

Proposed Project Cost Plan – Stage One

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| 1. | Construction Costs | |
| 1.1 | Building Code Requirements | \$85,000 |
| 1.2 | Essential Maintenance | \$20,000 |
| 1.3 | General Refurbishment | \$75,000 |
| 1.4 | Remaining Upgrades | \$350,000 |
| | Total Construction Cost | \$530,000 |
| 2. | Consultant Fees | |
| 2.1 | Stage one design, documentation, contract administration | \$70,000 |
| 2.2 | Stage two design & documentation | \$40,000 |
| | Total Consultants Fees | \$110,000 |
| 3. | Contingency(in construction contract) | \$25,000 |
| 4. | Resource Consent | N/A |
| 5. | Building Consent | included |
| 6. | TOTAL PROJECT COST | \$665,000 |

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| TOTAL AVAILABLE BUDGET | \$665,000 |
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The available budget is made up as follows:

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| 2003/2004 Annual Plan provision | \$610,000 |
| 2003/2004 Substitute Capital Project – Indoor Stadia Improvements | \$45,000 |
| 2003/2004 From Asset Maintenance Denton Park – work done early | \$10,000 |

Proposed Project Cost Plan – Stage Two

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| 1. Construction Costs | |
| 1.1 Building Code Requirements | \$50,000 |
| 1.2 Essential Maintenance | \$45,000 |
| 1.3 General Refurbishment | \$25,000 |
| 1.4 Remaining Upgrades | \$320,000 |
| Total Construction Cost | \$440,000 |
| 2. Consultant Fees | \$20,000 |
| 3. Contingency (in construction contract) | \$20,000 |
| 4. Inflationary Provision | \$20,000 |
| 5. Building Consent | included |
| 6. TOTAL PROJECT COST | \$500,000 |
| TOTAL AVAILABLE BUDGET | \$500,000 |

The available budget is made up as follows:

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| 2007/2008 Annual Plan provision | \$500,000 |
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Note : Stage Two is 4 years away and building costs will be likely to inflate during this period.

Programme

Stage One

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| Pre-register tenderers | July 2003 |
| Seek permission to tender from Property & Major Projects | 8 August 2003 |
| Tender stage one | August 2003 |
| Seek approval to award contract (Property & Major Projects) | 3 October 2003 |
| Last hockey tournament for year | 17-19 October 2003 |
| Construct stage one | October 2003 – April 2004 |

Stage Two

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| Review stage two works | Early 2007 |
| Construct stage two | October 2007 - April 2008 |

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| Recommendation: | 1. That the Council give approval to proceed with the construction phase of Stage One of the project and transfer reporting of the project to the Property and Major Projects Committee. |
| | 2. That the Council adopt the proposed project budget and programme. |