

5. PORRITT PARK - PROPOSED PAVILION UPGRADES

The Committee considered a report from Crispin Schurr (Architect, City Solutions) and Lyall Matchett (Financial Adviser, Leisure Unit) seeking approval to award the construction contract for Stage One of the Porritt Park Pavilion redevelopment.

On 24 July 2003 the Council gave its approval to proceed with the construction phase of stage one of the project and to transfer reporting of the project to the Property and Major Projects Committee.

At that time the total project cost of stage one was estimated at \$665,000, which included construction costs of \$530,000. Since that date registrations of interest have been called for, with tenders closing on 3 September 2003. Four main contractors were selected and tenders 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.

Based on the lowest two tenders officers recommended acceptance of the Armitage Williams Co Ltd tender.

The new proposed project budget for the Porritt Park redevelopment was 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
- Furniture, fittings, whiteware and equipment to the building
- Kitchen and bar joinery items

The last two of the above items were proposed to be funded by additional grants or sponsorship or the Canterbury Hockey Association.

The Committee **resolved**:

1. That the Armitage Williams Co Ltd tender of \$611,064 be accepted, subject to obtaining a building consent with conditions acceptable to the Council.
2. That a project contingency of \$25,000 be established and frozen for stage one of the Porritt Park redevelopment project, to be released only with the prior approval of the Committee.
3. That officers report to the Committee monthly on project progress, including expenditure and any issues arising from the redevelopment of the facility.
4. That adequate funding for the future maintenance of the Porritt Park facility be provided in the department budget and that details of this be reported to the Committee.