

3. WHARENUI SPORTS CENTRE – EXTENSION TO FOYER AND OFFICES

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The purpose of this report is to update the Community and Leisure Committee on the proposal by the Wharenuui Swimming Club for extensions to the Wharenuui Sports Centre which was presented as a deputation to the Committee on 24 November 2003.

The Committee decided:

1. *That Leisure Unit staff undertake a needs and space analysis to determine requirements of extensions to the Wharenuui Sports Centre including the provision of disabled access to the mezzanine floor.*
2. *That funding for the proposed extension be referred to the Annual Plan Subcommittee for inclusion in the 2004/05 Long Term Council Community Plan process.*

PROGRESS

Since that time Council staff have met with the manager of the Wharenuui Sports Centre and identified the space requirements for staff and for customers including providing additional gym space above the new foyer. To enable the preparation of more accurate costing R & A Design Ltd – Architects were engaged to prepare preliminary plans and the plans were submitted to Shipston and Davies for pricing for this report. These plans are attached.

Until clear scoping of the work had been done it was difficult to determine what costs were involved. Therefore, no funding was added to the 2004/05 Long Term Council Community Plan for this project.

PLANS

The needs of the Wharenuui Sports Centre were analysed and four separate components were identified as needing improvement or expansion. These are listed in priority order as:

1. Additional better quality office space and staff facilities for management and Learn to Swim staff.
2. Upgrading of disabled/ family changing rooms and the entranceway into the pools area.
3. Increased reception areas for staff and customers and provision of disabled access to mezzanine floor gym and spectator area.
4. Increase size of gym.

Area 1: Office Space and Staffroom facilities

Different options for providing additional office space were considered, with the most suitable and cost effective option identified as being to build some additional ground floor office space and link this with the existing offices and storage in what used to be the old gym area. By extending the mezzanine floor in this area for staffrooms and upgrading the current office space this area would meet staff needs and be easily accessed by parents enrolling children for Learn to Swim classes. This would involve raising the floor in this area and making better use of the space available.

Area 2: Disabled/Family Change Rooms and Entrance to the Pool

The linking between the gym and the pool area has suffered badly from condensation and is now in need of refurbishment. When the changing rooms were upgraded in the late 1980s the provision for disabled changing rooms was limited. The opportunity exists to improve the linking between the pool and the stadium/foyer area and provide three disabled/family change rooms. This would significantly improve the facilities for families and users with disabilities.

Area 3: Increase Reception Areas for Staff and Patrons and the Provision of Disabled Access to Mezzanine Floor Gym

The facility is heavily used by schools which means that large numbers of swimmers arrive and depart often at the same time. The existing foyer and counter do not provide suitable sheltered space for dealing with large numbers of facility users and create a bottleneck for people arriving and exiting the facility. In terms of additional space requirements, the provision of this foyer/reception area is the most expensive.

Two options for increasing the size of the foyer were investigated. The first option was significantly smaller and only provided minimal additional space upstairs for a staffroom. This option was discounted as it was not cost effective and would still have encountered problems during heavy usage.

A lift to the mezzanine floor was identified as the most appropriate method for providing disabled access to the mezzanine floor. Consideration was given to a ramp but this would have required significantly more space to be created to provide the specified gradient.

Increase Size of Gym

By creating space above the proposed extended foyer an additional 60m² or 40% more space can be provided for extending the gym area, which is experiencing a big demand. From a financial viability angle this extension provides the best return on capital as it enables the Wharenui Sports Centre to increase its gym membership.

COSTING

The project has been split into three areas to see if the areas of higher priority could have been funded from within the Community and Recreation Unit's existing capital budget. Unfortunately the costing that has been received from Shipston and Davies Ltd based on the options prepared are higher than any non specified sums in the current five year plan. Costs if carried out as three separate stages are as follows:

Stage 1 - Offices and Staff Room	\$235,000
Stage 2 – Disabled Change Rooms	\$195,000
Stage 3 - Foyer and extended Gym	<u>\$560,000</u>
Total cost of Proposal	<u>\$990,000</u>

There would be savings if the project was carried out two stages – Stage 1: offices plus disabled change rooms and Stage 2: foyer and extended gym. The estimates do not include any building inflation provision beyond the current date. (Estimated by Shipston and Davies Ltd as currently running at 15% per annum.)

CONCLUSION

Investigations into the project have identified a real need for all five items of the proposal: office space, upgraded disabled change rooms, increased foyer/reception space, disabled access to mezzanine and additional gym space. Staff are working in substandard and crowded offices and are having to meet with public in unsatisfactory locations within the building. Parts of the building are in need of refurbishment and the extensions proposed would solve these problems and enable the facility to meet the current and future demands of the community in those areas. The cost of undertaking this work is significantly higher than originally anticipated and no funding allocation is currently available within the Community and Recreation Unit's 10 year capital funding programme. The unit is currently preparing an Aquatic Facilities Strategy which will identify the city's needs for future aquatic provision. This proposal should now be incorporated into that review and a priority set for when this work should be carried out.

Staff

Recommendation: That the requirements for upgrading/extending Wharenui Sports Centre be considered as part of the development of the Aquatic Facilities Strategy.

Chairman's

Recommendation: That the above recommendation be adopted.