

8. AKAROA SPORTS COMPLEX – INVESTIGATION ON REFURBISHMENT

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
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PURPOSE OF REPORT

1. The purpose of this report is for the Board to consider a recommendation and information on the outcome of an investigation by staff on the refurbishment of the Akaroa Sports Complex.

EXECUTIVE SUMMARY

2. Members of the public had commented to Board members on the “tired” state of the Akaroa Sports Complex which is now used a lot more than previously because of the lack of public meeting places in Akaroa.
3. An investigation was undertaken, the objective of which was to find out what could practically and economically be done to improve the accommodation, whilst also being aware of the building damage assessment process and subsequent potential repair requirements.
4. A heating assessment was conducted and the ceiling and under-floor insulation recommended was installed some time ago. There are three 3kilowatt heaters which should be able to provide enough heating for the space in the main hall.
5. The recommended steel guards for the fan heaters, designed to safeguard children were not installed as this would stop people reaching the controls. Chairs have been placed in front of the heaters to keep children safe.
6. A Detailed Engineering Evaluation (DEE) is currently under action. Completion of the Quantitative Assessment is expected by the end of August 2012. The results of this will determine what level of repairs are required.
7. The options investigated were:
 - (a) Lay carpet, provide curtains, paint and improve the overall heating with a heat pump. Given the pending DEE assessment which may require intrusive work to be carried out, this option should be pursued only after the DEE assessment.
 - (b) Install a heat pump in the main hall which would provide heating and be safe for children. The approximate cost to install a suitable heat pump would be \$6k- \$10k. The differential in price is related to finding a suitable way to ventilate the heat pump to the outside.
 - (c) Extend the time switch on the current 3 heaters from 30 minutes to 2 hours. The time switches will need to be replaced at a cost of approximately \$1500 + GST.
8. Given the fact that the final DEE assessment may result in additional and intrusive work, any expenditure which may be short term only, should be kept to a minimum. The preferred option is therefore Option (c).
9. It is therefore recommended that the Board agree to an interim solution to heating while a final damage assessment is completed. It is also recommended that a full refurbishment plan is completed as part of any repairs required as a result of the assessment.

FINANCIAL IMPLICATIONS

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

10. Costs for the time switches of approximately \$1500 +GST will come from within the existing Corporate Accommodation, Renewals and Replacements Operational budget.

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

11. There are no legal implications to consider.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

12. Yes, Pages 120 to 124 of LTCCP provides for Sports Parks, including Recreation Facilities.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

13. Not applicable.

CONSULTATION FULFILMENT

14. Not applicable.

STAFF RECOMMENDATION

It is recommended:

- (a) That the Board agree to an interim solution to heating for the Akaroa Sports Complex until a final damage assessment is completed.
- (b) That a full refurbishment plan is completed as part of any repairs required as a result of the DEE assessment.