

28. NORTH NEW BRIGHTON WAR MEMORIAL AND COMMUNITY CENTRE UPGRADE

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The purpose of this report is to provide the Board with an update on work related to the upgrade of the North New Brighton War Memorial and Community Centre and to seek approval for finalising the concept plan and commencing work on certain items.

INTRODUCTION

The North New Brighton War Memorial and Community Centre is in need of an upgrade and in recognition of this the Burwood/Pegasus Community Board established a Working Party to consider various upgrade options. These options were presented to the Community Board in July 2000. The favoured option was used as the basis for submissions to the Annual Plan Working Party to obtain funding for the project.

The submissions to the Annual Plan Working Party requested a total of \$480,000. A total of \$400,000 was approved by the Council in February 2001 for the project. In addition the Community Board has committed \$25,000 to the project. This funding is split over two financial years:

The following funding is available for the upgrade:

2001/2002	\$200,000	- Council funding
2001/2002	\$25,000	- Community Board funding
2002/2003	\$200,000	- Council funding

Total \$425,000

Reporting for this project needs to be via the Council's Projects and Property Committee with regular reports to the Community Board for information.

CONCEPT DESIGN

Following approval of the funding, the preferred option was further developed into a concept design. The Working Party approved the concept in principle and agreed to pursue a process of community consultation.

A public meeting was held on 11 October 2001 to review the concept plan and obtain public opinion on what was proposed.

The concept design takes into account the work required to upgrade the facility to meet current Building Code requirements and also to deal with current building maintenance issues. The public meeting showed overwhelming support for the upgrade. There were mixed opinions expressed for the design of the new entranceway. This will be reviewed with alternatives to be presented to the Community Board and the public for comment.

Building/Resource Consent

A Resource Consent and Building Consent are required for the additions and alterations. The Regional Council has commented that a non-notified consent would be permitted by them, however it is proposed that the Resource Consent should be a notified consent. This is due to the bulk of the existing building being on Conservation land and the potential need to obtain general public approval for the upgrade. The timeframe associated with a notified Resource Consent is 70 days. It is planned to submit the application in early January 2002.

A Building Consent is required for any work which is related to changing the footprint of the building, any work associated with upgrading the disabled access, upgrading toilets and any work which is related to the decking.

Fire Alarm System

The Fire Brigade have indicated that work on the installation of a Fire Alarm system needs to start immediately. Christchurch City Council planners have indicated that they will favourably consider an application to commence this work without having completed the full Resource Consent and Building Consent process.

Staged Development

Given that funding for the facility is split over two financial years it is a necessity that the work be staged. The ideal situation is to have the work in year 2001/2002 flow into the 2002/2003 year with no 'delay' between the two.

As a result of the public meeting, a review of the design of the entranceway is being undertaken. The completion of and acceptance of a design will take some time. In order to get things underway, it is proposed to start the following work:

- Interior upgrade of wiring, painting, flooring, re-wiring, wall treatments.
- Roof treatment.
- Façade repairs.
- Fire alarm upgrade.

No work on the following items will start until a Resource Consent and Building Consent have been obtained:

- New entrance structure.
- Upgraded toilet facilities.
- Installation of lift.
- Construction of decking and cobbled areas.

Cost Estimate

The following cost plan has been developed based on the concept plan as it currently stands. This cost plan has been developed by an independent Quantity Surveyor. It is very preliminary and needs to be confirmed when more detailed plans are available.

PROPOSED PROJECT COST PLAN

1.0 Construction Costs	
1.1 Fire Upgrade Costs	\$100,000
1.2 New Additional Floor Area	\$165,000
1.3 New Lift	\$60,000
1.4 Existing Exterior Structure Upgrade	\$20,000
1.5 New Exterior Stairs	\$5,000
1.6 Existing Internal Alterations	\$85,000
1.7 Contingency Sum	\$40,000
2.0 Consultant Fees	\$45,000
3.0 Resource Consent	\$5,000
4.0 Building Consent	\$3,000
5.0 TOTAL PROJECT COST	\$528,000

BUDGET

2001/2002 Annual Plan provision	\$200,000
2001/2002 Community Board provision	\$25,000
2002/2003 Annual Plan provision	\$200,000
TOTAL AVAILABLE BUDGET	\$425,000

Based on the above there is a shortfall of \$103,000. The original budget request was for \$480,000. There have been items added to produce the current design. The value of work that is additional to the original concept is approximately \$40,000.

The additional items have been included due to the significant value they will add to the redeveloped facility. The main additional items are:

- Exterior deck.
- Cobbled area between building and sea-wall.
- New exterior stairs.

There are options available for obtaining additional funding for the project. They are:

- Apply for Lotteries Commission funding. This cannot be done until a Resource Consent is available.
- Obtain funding from Property Unit from the deferred maintenance budget. Currently there is \$9,000 in the budget for maintenance items.
- Explore options for voluntary labour from community groups.

PROJECT STRUCTURE

Terms of Reference now need to be developed for the project to cover the work required to engage someone for design services, the detailed design, and tendering for the work. The Terms of Reference will set parameters covering the following main items:

- Aim of the project.
- Objectives of the project (for example, meeting budget, timeframes etc).
- Project structure in terms of who is involved and what they are responsible for.
- Methodology for delivering the project.

A Project Control Group (PCG) will be established. This group forms the decision making body for the on-going management of the project. Members of the PCG should come from the following:

- Client representative from Property Unit.
- Community Advocate.
- Project Manager.
- Quantity Surveyor.
- Design consultant.

CONCLUSION

The following actions should be started:

- Incorporate comments from the community and complete the re-working of the entranceway and landscaping design and get this approved by the Community Board. Once this is complete, application for Resource and Building Consent should commence.
- Work associated with items not requiring a Building Consent should start immediately. Items covered by this are things like the roof repairs, window repairs, and internal modifications. This work should be timed so there is a flow on effect when funding in the 2002/03 financial year is available.
- Verify the budget when the concept design is complete and approved. Once this is complete, submit an application to the Lotteries Commission for any shortfall in funding.

Recommendation: That the Board recommend to the Council that it approve:

1. The process of incorporating community comment to finalise the concept plan.
2. The commencement of work on items not requiring a Building Consent.