

## 11. NORTH NEW BRIGHTON WAR MEMORIAL AND COMMUNITY CENTRE UPGRADE

<b>Officer responsible</b> Community Advocate, Burwood/Pegasus	<b>Author</b> Kevin Mara - Senior Professional: Environment, DDI 941-6401
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The purpose of this report is to provide the Board with an update on the upgrade of the North New Brighton War Memorial and Community Centre.

### INTRODUCTION

There has been a long process of consultation and review of community expectations for the refurbishment of the Centre.

The original proposal for a new entranceway was rejected following the public consultation process. A new entranceway and decking has been proposed. The decking includes a stairway down to the beach. This feature and the other upgrade work will turn the Centre into a real attraction. There will be no other such community centre in Christchurch that will have such a feature.

A Resource Consent and Building Consent are required for the additions and alterations. A Notified Consent will be sought. This decision was made in conjunction with Council planners. A Resource Consent application has been lodged. It has yet to be notified. It is intended that it will be notified by the end of September 2002. Regional Council consent will not be required. This is at the discretion of the Council planners.

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 and upgrading toilets and any work which is related to the decking.

The North New Brighton Community Centre Working Party has reviewed the latest design information and approved of the architect proceeding to completion of the design documentation. The Working Party agreed that once the drawings and documentation are complete they can be put out for tender, with clearly itemised sections. A review of the tenders will then be made against budget and decisions of prioritising the work will occur.

### CURRENT DESIGN

The proposed new entranceway is a significant improvement over the previous concept design. It fits well with the existing structure and incorporates a new lobby area, stairwell and lift. It will add value in terms of the building's functionality.

The revised design incorporates a unique connection between the proposed decking and the beach. There is overall approval of the plan, with only one group to date indicating they do not accept the stairs to the beach. The group is the North-Wai Boardriders Club.

The landscape plan incorporates the wishes expressed by the community and will add significant value to the building refurbishment. It links well with other work already carried out in the adjacent car park. The existing fountain will be refurbished and put back into service.

The design as proposed satisfies all the requirements of the Building Code and deals with all previous Health and Safety issues. It provides significant upgrades to toilets and kitchen facilities as well as dealing with the issue of disabled access to the first floor.

The design and proposed works also deal with current maintenance issues. Some of this work has already been undertaken, such as sealing of the roof, repairs to columns and re-pointing of brickwork.

One significant element of the design is the divider on the first floor. A decision on whether to proceed with this and similar items will occur after tenders have been received and tender prices have been compared to the budget.

### BUDGET

The following cost plan is based on an assessment made by a Quantity Surveyor of the attached concept plan. It is very preliminary and will be refined when more detailed plans are available.

## Proposed Project Cost Plan

1.0	<b>Construction Costs</b>		
1.1	Exterior Upgrade work	\$60,400	
1.2	Interior Upgrade Work	\$240,600	
1.3	New extension	\$99,200	
1.4	Lift (excluding structure)	\$30,000	
1.5	Gantry deck and stairs	\$15,000	
1.6	Fire Upgrade work	\$10,700	
1.7	Siteworks	\$40,000	
1.8	Contingency Sum	\$30,800	
	<b>Total Construction Cost</b>		<b>\$526,700</b>
2.0	<b>Consultant Fees</b>		<b>\$67,000</b>
3.0	<b>Project Contingency</b>		<b>\$40,000</b>
4.0	<b>Resource/Building Consent</b>		<b>\$13,000</b>
5.0	<b>Building Consent</b>		<b>\$3,000</b>
6.0	<b>TOTAL PROJECT COST</b>		<b>\$643,700</b>
	<b>Total Available Budget</b>		<b>\$435,000</b>

The available budget is made up as follows:

2002/03 Annual Plan provision	\$400,000
2001/02 and 2002/03 Community Board provision	\$35,000

There is a shortfall of \$208,700 for this project. An application has been made to the Lottery Grants Board for some additional funding.

The Parks and Waterways Unit has indicated that it would make available \$40,000 from its Coastal Management budget for landscaping on this project. This allocation needs to be confirmed. In addition it is proposed that the community be involved with some of the work on a volunteer basis.

### NEXT STEPS

A process for progressing this project is as follows:

- (a) Complete the detailed design and documentation and tender the project at the end of September 2002.
- (b) Make plans available for public information/comment later in September 2002.
- (c) Tender evaluation in October 2002. Make a recommendation to the Community Board on what work can be carried out for the budget available.
- (d) Commence work in November on interior upgrade work that does not require Resource or Building Consent.
- (e) Establish a Project Control Group for the ongoing management of the project. Members of the Project Control Group should include:
  - Client representative from the Property Unit.
  - Project Manager.
  - Quantity Surveyor.
  - Representative from Burwood/Pegasus Advocacy Team.

It is expected that this Group will report via the Project Manager to the Property and Major Projects Committee as well as to the Community Board.

### CONCLUSION

There has been a significant amount of consultation on the proposed additional structure. The consultation has resulted in changes to the original design which are now seen as significant improvements to the project.

The current budget for the work shows a shortfall between the available budget and the cost estimate for the works. The shortfall is significant and when the project has been tendered, decisions on what parts can be proceeded with will be made. Additional funding will be required to complete the whole project. An application has been made to the Lottery Grants Board and additional funding will be allocated by the Parks and Waterways Unit.

Community assistance will be sought for the work which cannot be accomplished with the current budget. Consideration of what work can be allocated to the community will occur when tenders are reviewed.

**Staff**

**Recommendation:** That the Community Board:

- (a) Approve the current plans as presented to and approved by the Working Party for tender.
- (b) Approve the current plans as presented to and approved by the Working Party for public information and feedback by 30 September 2002.
- (c) Approve of notification of the Resource Consent for the refurbishment of the North New Brighton War Memorial and Community Centre.

**Chairperson's**

**Recommendations:**

- 1. That the abovementioned recommendation be adopted.
- 2. That the Project Manager identify items that can be undertaken in stage 2 of the project; these to be prioritised and reassessed when the tenders are evaluated and funding from non-Council sources is known.
- 3. That the Board encourage the North New Brighton Residents' Association and users of the Centre to look at other sources of funds for the refurbishment.
- 4. That staff explore funding options for the kitchen facilities with potential leaseholders or users.