

## COUNCIL 1. 12. 2011

### 6. COWLES STADIUM BUILDING STRENGTHENING

<b>General Manager responsible:</b>	General Manager Community Services, DDI 941 8607
<b>Officer responsible:</b>	Recreation and Sports Manager
<b>Author:</b>	John Filsell

#### PURPOSE OF REPORT

1. The purpose of this report is to seek Council approval to spend up to \$400,000 of unbudgeted funds to repair Cowles Stadium up to 100 percent of building code whilst completing the repair of earthquake damage.

#### EXECUTIVE SUMMARY

2. Cowles Stadium is an extensively used sporting and community facility located on Cuthbert's Green at the junction of Pages and Shuttle Road. In the September, February and June earthquakes Cowles Stadium was used as a welfare centre and a hub for delivering disaster relief activities.
3. Cowles Stadium suffered relatively minor damage as a direct result of the earthquakes. This primarily involves roof bracing and has been priced to repair at \$98,000. Negotiations are underway with the Council's insurers.
4. A detailed engineering evaluation (DEE) inspection has revealed Cowles Stadium at between 45 percent and 65 percent of the applicable building Code. The cost to bring Cowles Stadium to 100 percent of code is \$399,100. The cost to bring Cowles stadium to the minimum 67 percent of code is \$318,500. Both these costs are over and above the cost of the repairs directly attributable to earthquake damage covered in section 3 of this report. The nature of the work is as follows:
  - Fire protection \$288,600 (same cost for 67 percent and 100 percent of code)
  - Wall and floor bracing to 67 percent of code \$29,900
  - or
  - Wall and floor bracing to 100 percent of code \$110,500
5. The Council has yet to decide on the level of the new building standards to which it will bring its existing buildings and any decision on Cowles Stadium can not be seen to pre-empt that broader debate. However, in this particular case staff are recommending to bring Cowles Stadium up to 100% of code.
6. It is considered prudent to repair Cowles up to 100 percent of applicable building code because of its extensive community use, its use as a disaster relief centre and the small cost difference between the two options, namely \$80,600. It is important that the repairs are carried out as soon as is reasonably possible as the facility is currently closed. The sporting need is exacerbated by the indefinite closure of three indoor courts at QEII resulting in a critical shortage of indoor courts city wide. If Cowles Stadium can not be repaired by the close of March 2012, winter sports code competitions such as basketball and volleyball will be cancelled for a second year in a row.
7. The Council has committed to investing a total of \$1,300,000 to refurbish Cowles Stadium in the 2009/2019 LTCCP. This project is on hold pending a resolution of the earthquake and building code repair covered in this report.
8. The earthquake and building code repair and the refurbishment project are all subject to a favourable geotechnical report on the site. The results of this geotechnical report are not known at the time of writing this report but are expected before the Council meeting where this report will be considered. Councillors will be updated on any implications from the geotechnical at the earliest opportunity.

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#### FINANCIAL IMPLICATIONS

9. There are financial implications for the Council supporting the repair of Cowles Stadium to 100 percent of building code in the manner recommended in this report.
10. The proposed Council contribution of up to \$399,100 plus GST for the building code repair to 100 percent is not in the 2009-19 LTCCP. Should the Council approve this project, it is proposed that the funding shortfall would be sourced from additional Council borrowings. The borrowing that is required would be a charge against the notional \$150 million of "shortfall allowance" made by the Council in the Response and Recovery Cost.

#### LEGAL CONSIDERATIONS

11. The implications of the issue under consideration directly support a level of service in the 2009/2019 LTCCP namely the provision of Cowles Stadium to the standard required by building code.

#### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. The operation of Cowles Stadium is an express level of service detailed on page 113 volume 1 of the 2009/2019 LTCCP. The provision of sports facilities is expressly covered on page one of the Councils Recreation and Sport Services Activity Management Plan (7.0).

#### ALIGNMENT WITH STRATEGIES

13. Aligns with goals one and two of the Councils Physical Recreation and Sport Strategy relating to facility provision and the availability and accessibility of facilities.

#### CONSULTATION FULFILMENT

14. There is no requirement for further consultation as the implications of this report support a level of service in the 2009/2019 LTCCP namely the provision of Cowles Stadium to the standard required by building code.

#### STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Note that this decision on Cowles Stadium does not set a precedent for the Council on the level of the new building standards to which it will bring its facilities.
- (b) Approve the repair of Cowles Stadium to 100 percent of building code in a manner consistent with section 4 of this report and to a maximum value of \$399,100.
- (c) Note that funding will be sourced from additional Council borrowings. The borrowing that is required would be a charge against the notional \$150 million of "shortfall allowance" made by the Council in the Response and Recovery Cost.