
EXPRESSIONS OF INTEREST FOR BEACH HAVEN MARAE

To Whom it May Concern:

We invite you to submit an Expressions of Interest (EOI) to complete a feasibility report for the development of the Beach Haven Marae. The roopu leading this is Uruamo Maranga Ake who are resident in Beach Haven.

The Beach Haven Marae is being established in response to a collective vision of local Māori who wish to have a place that is kaupapa Māori and to develop a cultural heart for their wider community.

This EOI should be emailed to: zella.morrison@aucklandcouncil.govt.nz or please contact Zella on 021 731 988 for any queries.

The original and an electronic version of your proposal must be received no later than 4pm on the 20 October 2016 with interviews conducted by 26 October 2016 and the final selection made by 28 October 2016.

Ngā mihi and thank you for your time, effort and interest in this project.

Section A – Development of the Beach Haven Marae

Purpose

The purpose of this Expressions of Interest (EOI) is to provide details for the development of the Beach Haven Marae.

Aim

The aim of the feasibility study is to produce a report for the Kaipātiki Local Board, who are the sponsors of the feasibility study, Uruamo Maranga Ake, stakeholders, potential sponsors and funding organisations that will support the development of the Marae. The study will also provide a cultural overview including mana whenua, mātāwaka engagement and an environmental scan which includes potential site locations and any associated risks.

Outcomes

The study will cover four key outcomes that will enable the Kaipātiki Local Board and Uruamo Maranga Ake to make an informed decision about the potential feasibility of the Marae and the steps necessary to ensure a sustainable operation.

Outcome One – Identify the architectural form and location of the Marae that would meet demand and maximise opportunities and revenue for the services offered.

Some of the key areas required to meet this outcome include:

- Where is the preferred location for the Marae after completing comparisons with potential geographical sites and what associated risks are there including constraints on the land size required to build the Marae.
- Can the land / building ownership be secured and if so how and what terms such as lease tenure and approximate costs.
- Are there likely to be problems with developing the land or Marae building.
- A concept drawing of what the Marae will look like and how it will fit into the existing physical environment. This should include access from street and parking requirements.
- Identify the need for the Marae including iwi, mātāwaka, kōhanga, sporting groups, recreation organisations and local communities who support the development.
- A detailed understanding of the requirements of the Marae such as when it will be used, how long and availability.
- Identify the number of people who could be using the Marae based on understanding the number of competing facilities in the area and how the facility will “fit” into the existing local network of community resources.

Outcome Two – Identify all the costs associated with providing the architectural form of the Marae that would maximise demand and how these costs can be met.

Some of the key areas required to meet this outcome include:

- Identify any issues which may impact the likelihood of gaining resource and building consent, planning approval for the land and Marae building.
- Provide indicative costing for construction, on-going operational costs and indicative costs for long term maintenance.
- Identify potential sources of capital investment and an understanding of the likelihood of securing funding and sponsorships.
- Identify the potential revenue that the Marae could generate per annum and a business plan that details operational costs and how these will be met.
- Is the Marae financially stable in the short, medium or long term?
- Identify any financial risks.

Outcome Three – Understand the potential non-financial risk factors to the Marae and provide guidance how to best mitigate these.

Some of the key areas required to meet this outcome include:

- Provide an overview of the level of community support and or resistance to the project and what the major issues of concern are.
- How the project aligns with mana whenua, mātāwaka aspirations and how it can enhance other local community activities, promote the values of Te Ao Māori and support Local Board initiatives.
- What is the economic, environmental, social and cultural impact the Marae will have in the community.
- Who are the stakeholders and can the support of stakeholders be relied upon.
- Identify plans to mitigate any potential issues or risks that may arise.

Outcome Four – Identify the management structure, timeline and process that will enable the Marae to be built and managed to maximise its potential use.

Some of the key areas required to meet this outcome include:

- What is the management and governance structure of Uruamo Maranga Ake.
- How will the build of the Marae be managed?
- How will the Marae be managed once it is built and what will be the ownership and operating structure.

- Develop timelines for the project stages of the build and can this be achieved. If not what is the contingency plan.
- Understand how to overcome any major roadblocks that may arise.

Deliverables

The deliverables are:

1. 5 December 2016 the provision of a written progress report and presentation to the Kaipātiki Local Board and Uruamo Maranga Ake summarising findings to date.
2. 7 February 2017 feasibility completed and final report sent to Kaipātiki Local Board and Uruamo Maranga Ake which will encompass findings of all four key project outcomes.
3. 27 February 2017 formal presentation to the Kaipātiki Local Board and Uruamo Maranga Ake on findings.

When submitting your proposal please provide two brief examples of previous work you have completed and an illustrative example which may include the structure and content of the final report.

We would like the following covered in the final report:

- A brief history and description of the Marae project
- Vision/objectives
- Methodologies
- Identification of the architectural form of the Marae facilities that would maximise demand and revenue for the services offered
- Identification of all the costs and how these costs can be met
- A detailed understanding of the potential non-financial risk factors and guidance as to how to best mitigate these
- The management structure and process that will enable the Marae to maximise its potential
- Visuals of the Marae complex

Timeline

The following is an indicative timeline.

Task	Deadline
Draft feasibility study brief	31 May 2016
Feasibility study brief approved	14 June 2016
Feasibility study brief sent to selected parties	25 September 2016
Project proposals received	20 October 2016
Clarification and confirmation	20 October 2016
Interviewing if required	26 October 2016
Preferred tender selected and approved	28 October 2016
Progress report presented to Kaipatiki Local Board and Uruamo Maranga Ake	5 December 2016
Feasibility Study completed	7 February 2017
Final presentation to Kaipatiki Local Board and Uruamo Maranga Ake	27 February 2017

Proposal Budget

Please indicate the fee plus GST to complete this feasibility study.

SECTION B – Request for Proposal

Participant acknowledgement

Participants who intend to submit a proposal should acknowledge receipt of this EOI by contacting zella.morrison@aucklandcouncil.govt.nz

Form of Proposal

We do not require proposals to be submitted in accordance with any particular structure, but participants must include the information as required and stated in this document.

EOI Evaluation Method

EOI will be evaluated using the weighted attribute method and is not bound to the lowest priced or highest scoring.

Relevant Skills (Technical and Management) – Please provide information on who will undertake the work, including a CV and the number of hours that will be dedicated to the contract.

Please provide information on how you propose to manage the contract and the relevant management skills and experience of the personnel you will engage.

Methodology - Please provide information on the way in which you plan to implement and deliver the project. Please advise the date you expect to commence work if you were successful.

List of proposed subcontractors

Applicants will submit a list of organisations or individuals (if any) you intend to subcontract for this study.

Conflicts of interest

The participants must identify any potential conflicts of interest with regard to this proposal.

Confidentiality

The information submitted will be confidential unless a request is made under the official information act.

Conditions of Expressions of Interest (EOI)

Your Details	Name or Organisation: Telephone: Email:												
Closing date of EOI	4:00pm 20 October 2016. <i>Enquiries will be received regarding the tender before this time</i>												
Address to send EOI:	Hard copy to be dropped to: Kaipātiki Local Board office, Bentley Ave Glenfield or emailed (pdf) to: zella.morrison@aucklandcouncil.govt.nz												
EOI Evaluation Method	Subject to the conditions of EOI: EOI will be evaluated as follows: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;">Weighted Attribute</th> </tr> </thead> <tbody> <tr> <td>Price</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>Track record / Relevant experience</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>Relevant Skills (Technical and Management)</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>Methodology</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">100%</td> </tr> </tbody> </table>	Weighted Attribute		Price	25%	Track record / Relevant experience	25%	Relevant Skills (Technical and Management)	25%	Methodology	25%	Total	100%
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Statement of Attributes	Where relevant to the evaluation method, applicants may submit a Statement of Attributes for the attributes stated above in the EOI evaluation method.												

Summary of Background to the Development of the Beach Haven Marae

Formal Structure: Uruamo Maranga Ake are yet to formalise their entity structure and will be seeking to become an Incorporated Society or Charitable Trust.

The objects and purposes of Uruamo Maranga Ake are as follows:

- (a) To give effect to Te Tiriti o Waitangi by maintaining the unique belief systems, values and practices of tangata whenua.
- (b) To promote, enhance and advance Māori (particularly local to Uruamo) and help them realise their full potential.
- (c) To establish maintain and monitor the quality management systems of Uruamo Maranga Ake and its entities.
- (d) To network with other tangata whenua collectives that have similar objects to Uruamo Maranga Ake.
- (e) To source and manage funding aligned to the objectives of Uruamo Maranga Ake.
- (f) To recognize and celebrate whānau, hapū and iwi.

Whakapapa:

On 15th June 2015 the Marae project began with a community hui which was well attended by local Māori.

Questions asked were:

- Is there still a need for a Marae in Beach Haven?
- Is there still a passion from the community to build a Marae?
- Are there people willing to commit to this project and drive it forward?

A resounding favourable “yes” was received. A steering group of nine people was formed and the name Uruamo Maranga Ake was voted on and approved by those in attendance. Uruamo being a local whānau name and maranga ake meaning to rise and support the Marae.

On the 20 October 2015 a formal Marae committee was established.

Over the following months the steering group attended several community hui to look at sites and project requirements to build the Marae.

Sites visited were made to:

- Pony Club Eskdale Road
- Kahikatea Reserve
- Shepherds Park

The preferred site is Shepherds Park.

On 27th October 2015 members of Uruamo Maranga Ake met with Shepherds Park group users; squash, soccer, tennis and bowling club representatives to hear their concerns relating to the Marae.

At a hui for the naming of the Beach Haven Gardens Project, O Paki Tae, favourable kōrero with several mana whenua groups was received.

Uruamo Maranga Ake has been liaising with Birkdale and the Beach Haven community to gain support and share the vision about what a Marae does, how it functions and who can use it.

Fundraising for the Marae has started.

On 25 November 2015 Uruamo Maranga Ake presented its case to the Kaipātiki Local Board to gain support.

3 April 2016 consultation with community groups was facilitated by Mr Duncan Laidlaw who is from Beach Haven Place-Making group and Beach Haven Ratepayers Association to address positive and negative feedback.

The Marae has a facebook page and this is monitored by a member of Uruamo Maranga Ake.

May 2016 a community survey is in progress.

Uruamo Maranga Ake have a support base of whānau members who are builders, electricians, landscapers and willing to provide labour.

Uruamo Maranga Ake have identified potential sponsors such as Foundation North, Lotteries, Creative NZ and philanthropic organisations.