

Memo

13 February 2019

To: Ōtara-Papatoetoe Local Board

From: Tim Keat, Senior Growth Development Specialist, Community Facilities

Subject: Ngāti Ōtara Multi-sport Facility

Preliminary design is complete for the Ngāti Ōtara Multi-sport facility and cost estimates have come in \$1.5M over current budget allocation.

The increase in costs is a result of the following key issues:

- advice from a commercial laundry operator has led to an increase in the size of the laundry to ensure it is large enough to be commercially viable – this is considered to be an important component of this facility to enable the club to be financially viable and not require local board assistance with ongoing operational running costs
- storeroom provision has been increased to provide for current and future needs of the club
- ground investigations have detected the presence of methane gas emitting from the adjacent landfill requiring underfloor ventilation and mitigation measures

Value engineering has been completed to remove any unnecessary items and the current design is considered to be the minimum required to deliver a ‘fit for purpose’ facility meeting the current and future needs of the multi-sport club users.

The following table outlines the financial position and demonstrates the various design iterations followed to reach the current stage:

Total project budget:			\$4.7M
This budget is to cover design and consenting of multi-sport and marae facilities and construction of multi-sport (Marae to seek external funding for construction)			
Multisport design & consent costs (contract in place)			\$800K
Marae design & consent costs (contract in place)			\$630K
Budget available for multi-sport facility (inclusive of design and consenting):			\$4M
Multi-sport design iterations:			
date	description	GFA	Cost estimate
February 2018	Base level design: single storey; 2 change rooms requiring existing secondary change rooms to remain on site for visiting teams	618m2	\$5.8M
April 2018	Reduced offer to suit available budget: reduced building module size and removal of three modules including entry, bag storage, and reduced Netball/laundry module	487m2	\$4.4M
December 2018	Two modules added back in to ensure laundry is large enough to be commercially viable and storeroom requirements are fully met (costs for these items \$800K); Additional costs incurred to mitigate against methane gas resulting from closed landfill adjacent to building site.	590m2	\$5.5M
Budget shortfall for multi-sport facility			\$1.5M

Marae iterations:			
February 2018	150pax wharenuui; wharekai; wharepaku; marea atea; programmes room	850m2	\$10.5M
April 2018	Reduced offer to suit expected external funding sources: Wharenuui reduced to 100pax; wharekai reduced; programmes room removed	648m2	\$6.5M
December 2018	Design developed as directed by marae committee including details around wharepaku and wharekai layouts	648m2	\$6.5M
Budget shortfall for marae facility (anticipated to be sourced from external providers)			\$5.9M



Signature: