

Kumeu Library

Options analysis to address weather tightness
condition issues

A) Changing or reducing service levels

Description	No remedial action is taken to address the condition of the building allowing the library to close and delivering services through other centres or service initiatives
Impact on services	The building would deteriorate further and be forced to close due to health and safety issues associated with its condition. This would lead to eventual demolition of the asset. Library services would need to be relocated permanently
Estimated Cost	\$700K for demolition and removal
Estimated timeframe for delivery	Fast (estimated less than 2 years)
Estimated building life associated with option	Limited
Alignment to provision levels	This option will result in a gap in library services
Decision making	Local board and Governing Body (in relation to the Service Centre)

A) Changing or reducing service levels

Benefits	Trade-offs	Risks
<ul style="list-style-type: none">• Low cost option• Removal of ongoing operational expenses	<ul style="list-style-type: none">• Does not support growth• Loss or significant reduction in library services• Service levels would drop below provision guidelines for libraries• Removal of a facility would create a gap in the Rodney library network	<ul style="list-style-type: none">• Reputation – reduction of service and closure of the primary council asset for the area• Community expectation – likely community disappointment in loss or disruption of services• Unmet customer demand – alternative service methods may not adequately meet customer demand

B) Targeted renewals

Description	Remedy the deficiency of the building for Health and Safety (compliance) and fix damages caused by weather tightness failure of the building. Repairs would be managed through on-site investigations and delivered through a targeted renewals plan
Impact on services	Minimal impact on services. Work would be staged. Library services would remain operational.
Estimated Cost	First step estimated \$500K-\$600 to address roof and sub-floor, with potential funding over consecutive years up to a total of \$1m-\$1.5m if required
Estimate time for implementation	Immediate (no building consent required for initial work)
Estimated building life associated with option	Medium-term (15-20 years)
Alignment to provision levels	This option aligns with the provision levels in the medium-term, but is unlikely to support long-term provision requirements
Decision making	Local Board on existing funding. Local board decision in principle on future budget

B) Targeted renewals

Benefits	Trade-offs	Risks
<ul style="list-style-type: none">• Initial work is within the Board's existing budget• Additional work can be planned in association with future budgets• Can commence immediately• Provides on going maintenance and targeted monitoring• Investment is likely to keep the asset in operational condition• Size is likely to support demand in the medium-term• Impact of Westgate multipurpose could be monitored to inform future service requirement• Provides for opportunity to expand into the Service Centre should they leave or require less space	<ul style="list-style-type: none">• Remedies the issues on a case-by-case basis rather than all at once• Requires ongoing monitoring and maintenance	<ul style="list-style-type: none">• Financial – contingency requirement to respond to discovery during monitoring• Design – some repairs may require a re-design and building consent to solve the issues as determined

C) Comprehensive weather tightness

Description	Address the deficiency of the building and carry out a complete 'fix' to all the defects relating to weather tightness, drainage , external ground and structural defects etc.
Impact on services	Library services would need to relocate during the work
Estimated Cost	Estimated \$2.0m - \$4.0m (includes physical works <u>and</u> temporary library relocation cost)
Time for completion	Moderate (1-3 years)
Likely building life associated with option	Medium-term (15-20 years)
Alignment to provision levels	Aligns with provision levels in the medium-term, but is unlikely to support long-term provision requirements
Decision making	Governing Body (Local Board can make a recommendation)

C) Comprehensive weather tightness

Benefits	Trade-offs	Risks
<ul style="list-style-type: none">• Investment is likely to keep the asset in reasonable condition for the medium-term• Size is likely to support demand in the medium-term• Impact of Westgate multipurpose could be monitored to inform future service requirement• Provides for opportunity to expand into the service centre should they leave or require less space	<ul style="list-style-type: none">• More expensive option that exceeds current budget• Service disruption - Library services will need to relocate temporarily for the duration of the works	<ul style="list-style-type: none">• Financial – budget is currently not available to cover the cost of this project• Time – this option will take longer to deliver due to decision making and amount of work required• Uncertainty– funding may not be secured

D) Demolish and erect prefabricated building

Description	To demolish and replace with a prefabricated building of same size in the same location
Impact on services	Library service would need to relocate during the demolition and rebuild process
Estimated cost	\$4.0m (for library building) \$6.0m (for library and service centre)
Estimated time for delivery	Long (due to decision making, funding allocation, planning and construction time)
Estimated building life associated with option	Long-term (50 years from when building is finished)
Alignment to provision levels	Aligns with provision levels in the medium-term, but is unlikely to support long-term provision requirements
Decision making	Governing Body (Local Board can make a recommendation)

D) Demolish and erect prefabricated building

Benefits	Trade-offs	Risks
<ul style="list-style-type: none">• Ensures service delivery for the lifespan of the building• Provides for watertight building in a faster	<ul style="list-style-type: none">• Does not support future expansion of service delivery to support growth• Does not support integrated service delivery model• Does not provide the same comfort level in heating and cooling as a permanent structure	<ul style="list-style-type: none">• Financial – budget is currently not available to cover the cost of this project• Time – this option will take longer to delivery due to the tiers of decision making process steps required• Viability – dependent on agreement by Corporate Property to demolish and exit the Service Centre• Community expectation – facility may have structural restrictions and may not provide improved user experience• Uncertainty– funding may not be secured

E) Demolish and rebuild like for like building

Description	To demolish and replace with a new facility on the same site and location.
Impact on services	Library service would need to relocate during the demolition and rebuild process
Estimated Cost	Estimated \$ 8-10m (includes demolition and rebuild costs <u>and</u> temporary library relocation costs)
Estimated time for delivery	Long (due to decision making, funding allocation, planning and construction time)
Estimated building life associated with option	Long-term (50 years from when building is finished)
Alignment to provision levels	Aligns with provision levels in the medium-term, but is unlikely to support long-term provision requirements
Decision making	Governing Body (Local Board can make a recommendation)

E) Demolish and rebuild like for like building

Benefits	Trade-offs	Risks
<ul style="list-style-type: none">• Provides new like-for-like facility with no structural issues• Ensures service delivery for the long-term	<ul style="list-style-type: none">• An expensive option• Does not support future expansion of service delivery to support growth• Does not support integrated service delivery model• Library services will be required to relocate for the length of the build	<ul style="list-style-type: none">• Financial – budget is currently not available to cover the cost of this project• Time – this option will take longer to deliver due to decision making and project delivery time• Viability – dependent on agreement by Corporate Property to demolish and exit the Service Centre• Customer expectations – facility will not be any larger and will not provide enhanced services• Uncertainty– funding may not be secured

F) Demolish and erect multipurpose facility

Description	To demolish and replace (on alternate site) a multipurpose facility to accommodate community, library, arts and other services
Impact on services	Library service would need to relocate during the demolition and rebuild process
Estimated cost	Circa \$30million (not including land)
Estimated time for delivery	Long (due to decision making, funding allocation, planning and construction time)
Estimated building life associated with option	Long-term (50 years from when building is finished)
Alignment to provision levels	Over provision in the short to medium-term and adequate provision in the long -term
Decision making	Governing Body (Local Board can make a recommendation)

F) Demolish and erect multipurpose building

Benefits	Trade-offs	Risks
<ul style="list-style-type: none">• Ensures service delivery in the long-term• Supports growth• Supports integrated delivery model	<ul style="list-style-type: none">• Most expensive option	<ul style="list-style-type: none">• Financial – budget is currently not available to cover the cost of this project• Time – this option will take longer to delivery due to the tiers of decision making process steps required and budget requirements• Viability – dependent on agreement by Corporate Property to demolish and exit the Service Centre• Uncertainty– funding may not be secured