

Report

To: Council

From: Michael Hodder

Date: 18 November 2020

Subject: **Upgrading Amenities for Taihape Memorial Park – further report**

File: 6-CF-8-5

1 Background

- 1.1 At its meeting on 22 October 2020, Barry Copeland, from Copeland Associates Architects, presented the Taihape Memorial Park Grandstand Feasibility Report. It is attached as Appendix 1.
- 1.2 During discussion, the following additional information was requested for Council's meeting on 26 November 2020:
- a. Implications from Heritage New Zealand listing – both in terms of the use of the building and potential funding,
 - b. A more certain cost for the geotech assessment of the grandstand (noted as included in the \$127,000 contingency),
 - c. A more certain cost for the seismic assessment for strengthening of the grandstand (again, noted as included in the \$127,000 contingency),
 - d. Engaging a timber expert to confirm the condition of the structural timber within the grandstand (if this isn't part of the seismic assessment above),
 - e. A more certain estimate for water/wastewater/stormwater requirements for both options (Council infrastructure staff to provide this),
 - f. Consideration of fire prevention options,
 - g. A detailed breakdown for project management costs – there has been a substantial increase in project management staffing in Council over the past two months so Elected Members want to understand the extent to which such people can be used in this project – whichever option is finally approved,
 - h. A provisional sum for fit-out which was specifically excluded (so that the total cost is clear)
 - i. Clarity over providing 24/7 toilet access if new amenities are placed in the grandstand (at the northern end).
 - j. Consideration of the feasibility of using the former Bowling Club for amenities.

2 Heritage issues

- 2.1 Laura Kellaway of Heritage New Zealand has by telephone confirmed with Barry Copeland that the application for Category 2 listing has been received. She has visited the building recently and tentatively indicates support for the application: the heritage interest is primarily for the external form and fabric of the building, with the interior below the seating of secondary interest. While there is a defined process to go through before a listing can be confirmed, at this stage it is not possible for Heritage New Zealand to state how long that process will take.
- 2.2 While having the support from Heritage New Zealand is important if Council were to make an application to Lottery Environment and Heritage, whose Committee prefers requests for projects that show appropriate project and/or conservation planning has happened to support the type of project to be undertaken. Bruce Dickson has had significant experience in dealings with Heritage New Zealand and in putting together Heritage Assessments or Conservation Reports to meet their requirements. He thought that a comprehensive investigatory report would also assist in pushing the application through the Heritage New Zealand process and moving it 'up the queue'.
- 2.3 The next funding round for Lottery Environment and Heritage grants opens on 6 January 2021 and closes on 3 March 2021 (with decisions made on 2 June 2021). There will be another funding round later in 2021.

3 Initial investigation reports

- 3.1 Copeland Associate Architects (CAA) has obtained offers of service for the preliminary investigations of the original Grandstand building that will be involved, from specialist consultants who are interested. A preliminary budget for these investigations is provided in the table below:

Task	By	Basis	Cost \$
Provide base as built drawings	CAA	Provisional sum	\$2,000
Geotechnical investigation	Total Ground Engineering	Quotation	\$10,940
Structural seismic report	Compusoft Engineering Ltd	Provisional sum	\$15,00
Condition report/opening up	Fred Hammer & Co	Estimate	7,650
Conservation report	Bruce Dickson	Estimate	9,500
Co-ordination and assembly	CAA	Provisional sum	4,500
Total			49,590

- 3.2 Actual charges will be based on time and expenses and may vary if unforeseen circumstances arise. It is suggested that a contingency be allowed in this budget of say 10% - this gives an overall figure of around \$55,000 ex GST. This cost is included in the updated quantity surveyors project estimate as part of the allowance for consultants' fees for the restoration project.

4 Infrastructure connections

- 4.1 Barry Copeland has discussed the mains services available with Arno Benadie who has comprehensive information on existing conditions for water, surface and waste water drainage, and power: all of these appear to be relatively accessible and adequate. The only exception to this is that a new waste water connection for the new stand-alone Amenities Building to the existing sewer in Kokako Street will be required - this has now been reflected in the updated QS Estimate.

5 Project management

- 5.1 The QS updated estimates reflect that Council has in-house project management resources. The exact scope of all consultant services, the consultants involved, and project management has yet to be fully defined. This is what was intended by the exclusion 'client administration and management costs'.

6 Fire protection to Grandstand

- 6.1 The advice from Martin Feeney, a licensed fire engineer, is attached as Appendix 2. The only really effective way of guarding against large-scale fire damage for the wooden grandstand is the installation of sprinklers. It is believed that there is adequate mains water available in Kokako Street to avoid the need for holding tanks. The cost of sprinklers has now been added into the QS estimate for restoration work.

6.2 Previously excluded items

- 6.3 A provision for FF & E and security has now been added into the QS estimates.

7 Updated cost estimates

- 7.1 Updated Quantity Surveyors Estimates are attached as Appendix 3.
- 7.2 The cost of restoring the Grandstand with empty space inside it is now reported as \$887,000 ex GST. This figure includes professional fees, consents, and contingency. This cost has increased from the previous estimate because of the sprinkler installation. At this stage the recommended contingency is pitched at 20% - while this percentage is relatively high, there are currently a lot of unknowns in the detail of the existing condition of the building. Once the initial investigation reports have been carried out the estimate can be done with more predictability. In addition to this cost an allowance of \$24,000 ex GST has been made for security installation and escalation until a nominal project start date of October 2021.
- 7.3 The cost of installing 248 m² of Amenities inside the Grandstand is \$2,030,000 ex GST. This figure includes professional fees, consents, and contingency. This cost has increased from the previous estimate which did not include a contingency. In addition the QS has allowed \$65,000 ex GST for furniture, fittings, equipment and security, and escalation based on a start on site date of October 2021.
- 7.4 The overall cost of restoring the Grandstand and installing Amenities inside it is now standing at \$887,000 + \$24,000 + \$2,030,000 + \$65,000 = \$3,006,000 ex GST.

- 7.5 The cost of a new stand-alone 298 m² of Amenities building adjacent to the tennis and netball courts, including professional fees, consents and contingency is now reported as \$1,998.00 ex GST. The building cost has reduced from the previous estimate because of the now more accurate knowledge of existing available services, and also after review of the design measurements. In addition, the QS has recommended a provisional sum of \$150,000 ex GST for furniture, fittings, equipment and security, and escalation based on a start on site date of October 2021. The overall cost of this project is now standing at \$2,148,000 ex GST

8 Other matters raised

- 8.1 Including 24/7 public access to toilets at the northern end of the Grandstand could be included in the final design with minimal impact on overall costs.
- 8.2 Converting the former Bowling Club building to provide some amenities would impact on current use of the building by community organisations. It would warrant further consideration only if Council opted for placing the new amenities within the Grandstand structure – and, even so, would warrant discussion with other users in that part of the Park.

9 Timeframe

- 9.1 The cost estimates reported above all include escalation assuming a start on site date of October 2021.
- 9.2 Although this time frame appears to be relatively realistic for a new stand-alone Amenities building, it is less likely that a refurbished Grandstand with Amenities inside could be started by then, because of the complexities of investigatory reports, obtaining heritage status, detailed design and obtaining consents for adaptation of the existing building.

10 Options

- 10.1 The approved budget provision for this project in the 2020/21 Annual Plan is \$2 million.
- 10.2 The CAA October 2020 Feasibility Report referred to three possible routes to follow:
1. Proceed with the separate Amenity Building and ignore the Grandstand. Including FF & E and security, this cost is now reported at \$2.148 million.
 2. Proceed with restoration of the Grandstand and install into it modern Amenities. Taking into account FF & E and security, the desirability of sprinklers, the high proportion of design fees and the level of contingency based on the anticipated complexities of working with the existing building, the estimated costs of this have risen to \$3.006 million.
 3. Proceed with the separate Amenities Building together with a whole-hearted restoration approach to the Grandstand. This cost including FF & E and security, is now reported at \$ 3.059 million.
- 10.3 Option 1 is likely to be contentious and is not recommended. The difference between options 2 and 3 is now very small. Option 3 may be preferable for several reasons:
- a. The functionality of this approach appears able to meet the needs of more users of the Park;

- b. Architecturally this would be a better outcome for the Grandstand. The Amenity Building concept design is complete and ready to move into developed design and documentation, thus an improvement to current conditions can be achieved sooner;
- c. At the same time that the Amenity Building is being developed, the investigatory work on the Grandstand can go ahead and negotiations with Heritage New Zealand proceeded with;
- d. The immediate costs to be committed is roughly compatible with Council's current annual budget;
- e. Council would specify this longer- term approach to the preservation of the Grandstand in the 2021-31 Long Term Plan and signal its intention to obtain external funding;
- f. It is a less complicated approach in terms of management costs

11 Significance of the decision

- 11.1 In terms of the Council's significance and engagement policy, a decision on new amenities on Taihape Memorial Park is significant because of the high level of public interest in Taihape and the potential funding impact across the whole District.
- 11.2 The forerunner of the current proposal was included in consultation on the 2017/ Annual Plan. However, it has been entwined with a concern for the future of the historic grandstand. That was demonstrated by the petition presented to Council's meeting by the Taihape Heritage Trust.

12 Recommendations

- 12.1 That the report 'Upgrading amenities for Taihape Memorial Park – further report' to Council's meeting on 26 November 2020 be received.
- 12.2 That Council

EITHER

proceeds with restoration of the Grandstand and install into it modern Amenities at a total estimated cost of \$3.006 million.

OR

proceeds with the separate Amenities Building together with a whole-hearted restoration approach to the Grandstand, at a total estimated cost of \$3.059 million.
- 12.3 That Council includes the commitment to the preservation of the historic Grandstand on Taihape Memorial Park in the 2021-31 Long Term Plan (and associated Consultation Document) with explicit mention of seeking external funding.

Michael Hodder
Advisor to the Chief Executive

TAIHAPE MEMORIAL PARK GRANDSTAND FEASIBILITY REPORT

Client

Rangitikei District Council

Project Team

Copeland Associates Architects

BQH Quantity Surveyors

Compusoft Engineering Ltd

Holmes Fire

Ecubed Building Workshop

Bruce Dickson - Conservation Architect

CONTENTS

• BACKGROUND TO THIS REPORT	Page 3
• ANALYSIS OF EXISTING GRANDSTAND BUILDING	Page 4 - 6
• INSTALLATION OF NEW AMENITIES INSIDE THE HISTORIC GRANDSTAND STRUCTURE	Page 7 - 8
• COMPARISON OF AMENITIES OPTIONS	Page 9
• COSTS - EXISTING GRANDSTAND	Page 10
• COSTS - AMENITIES OPTIONS	Page 11
• RECOMMENDATIONS AND NEXT STEPS	Page 12

EXECUTIVE SUMMARY

This report has been produced in response to the request in September 2020 to produce comprehensive cost estimates for constructing amenities within the Taihape Memorial Park Grandstand as well as for the overall strengthening and refurbishment of that structure. The report has been produced as requested in time for the Rangitikei District Council Meeting on 22 October 2020.

The report is based on the review of information from previous reports, on visual survey of the existing structure by Barry Copeland architect, and from the engagement of multi-disciplinary design team in a high level design approach and process.

Estimated Costs

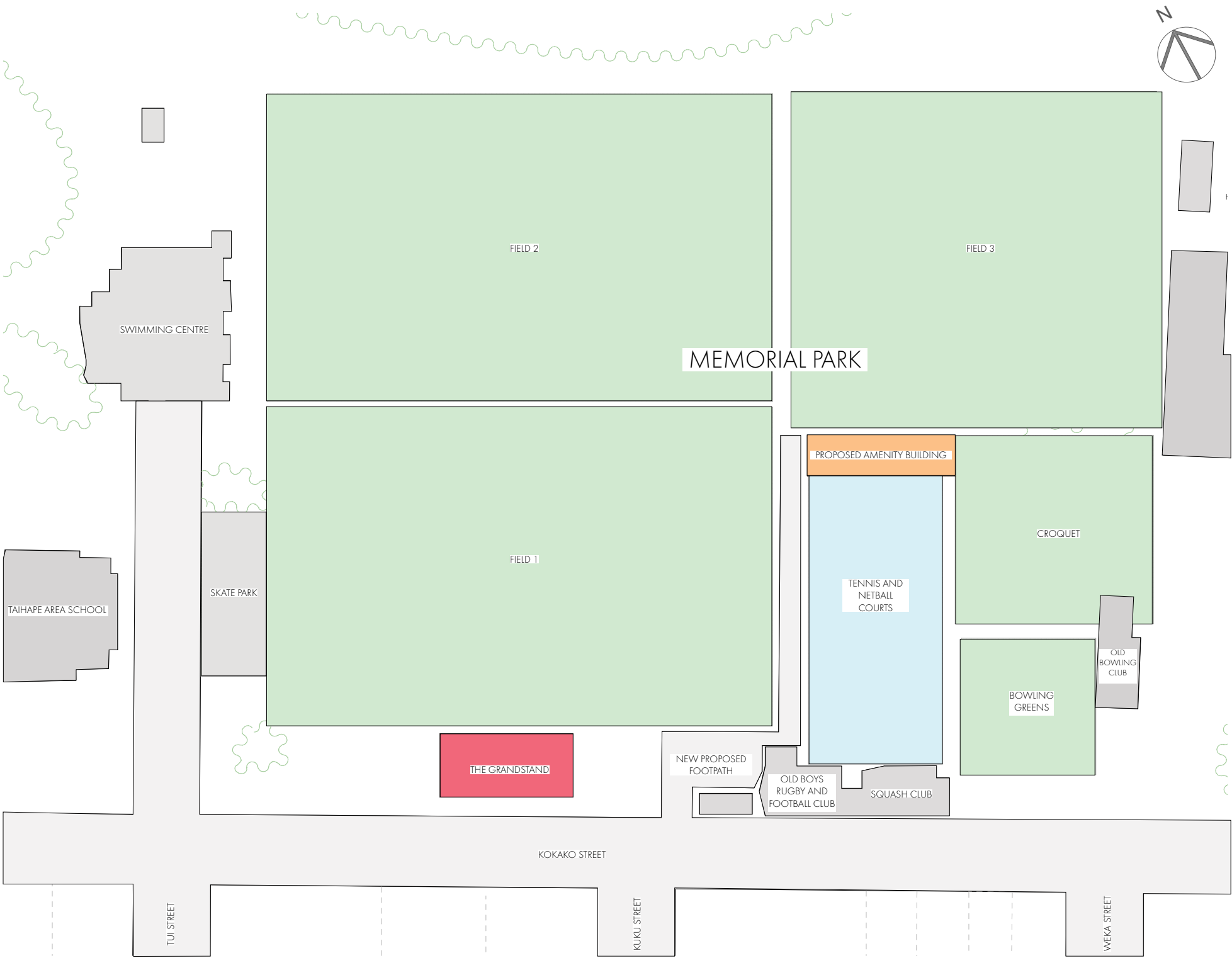
1. Cost for the new single story amenity building is reported as \$2,166,000 ex GST
2. Cost to upgrade/refurbish the existing grandstand as a stand-alone activity in the event that a separate single story amenity building is built is reported as \$744,000 ex GST
3. Cost to provide within a refurbished Grandstand an amenity facility as close as reasonably practicable to the single storey design as an additional cost is reported as \$1,740,000 ex GST.
4. The total cost of items 2 and 3 is reported as \$2,484,000 ex GST

It is noted that the estimated costs of the work to and within the Grandstand cannot be validated without considerably more investigatory and design work.

Recommendation

A recommendation is made for a strategy moving forward. This is to proceed with construction of the single storey amenity building and at the same time progress further investigations for the refurbishment of the existing grandstand.

MEMORIAL PARK TAIHAPE - BACKGROUND TO THIS REPORT



Plan of Memorial Park

May 2019 Concept Design

In May 2019 Copeland Associates prepared a Concept Design for an Amenities and Community Building in Memorial Park Taihape. Subsequent consideration by Rangitikei District Council including further consultation with the local community groups has led to the decision that the community facilities previously intended to be housed on the upper floor of this building would be better accommodated elsewhere in Taihape.

August 2020 Concept Design

A revised concept design was prepared in May 2020, and was reviewed subsequently by numerous stakeholders. The comments resulting from these reviews resulted in some modifications to the concept design. The new design is for a building predominantly of single storey to house the changing accommodation for the sporting codes, together with public toilets, officials changing rooms, a physiotherapy room, and shop and office space. The roof form has been shaped to house two small control rooms at first floor level, one that overlooks the tennis and netball courts on the west side of the building, and one that overlooks the practice rugby field on the east side.

The design reflects space standards comparable with recent similar amenity buildings constructed elsewhere in New Zealand. The concept assumes the predominant use of timber construction technology to achieve, for an affordable price, a warm and welcoming building.

July 2020 Petition

In July 2020 a petition was submitted to the council with 648 signatures by the Taihape Heritage Trust with the aim to preserve the historic Taihape Grandstand. An application has been made to Heritage New Zealand for this building to be made a Category 2 Historic Place. It was thought that e by providing Amenities in the existing building, rather than in a separate new building, that the savings thus made would assist in the preservation of the historic Grandstand.

Previous Documents Referred to in this study:
Structural Condition Report by Kevin O'Connor & Associates, September 2009
Indicative Cost Estimate and Report by ProarchConsultants, February 2017
Colspec Construction Ltd Estimate, October 2018

ANALYSIS OF EXISTING GRANDSTAND BUILDING



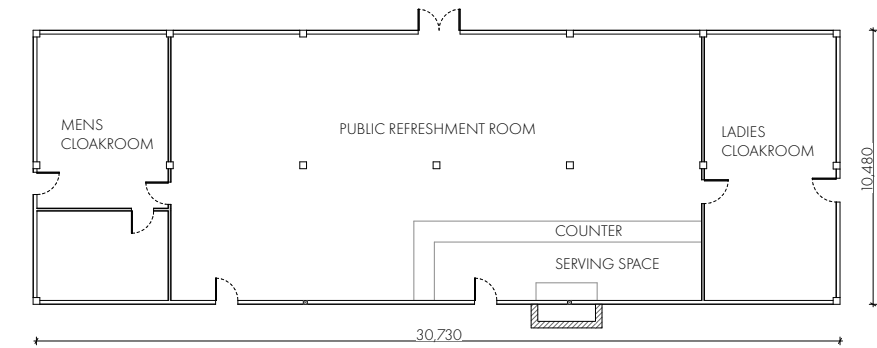
Grandstand view from the park



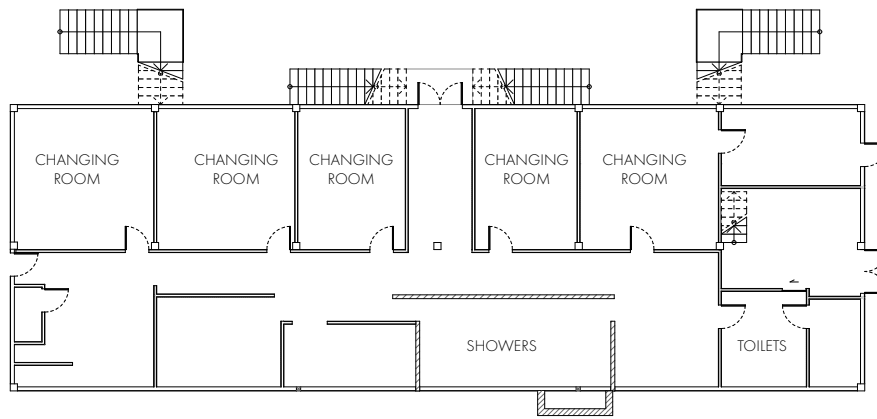
Grandstand view from Kokako street



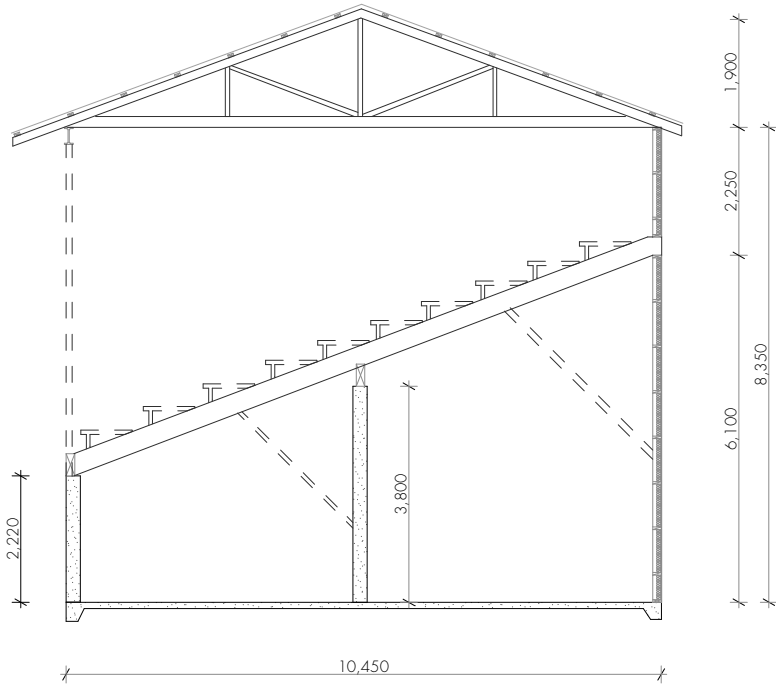
Grandstand from park



PLAN OF 1923 - Not to scale



PLAN OF 1980'S - Not to scale



GENERAL SECTION - Not to scale

Current Status

The Taihape Memorial Park Grandstand is adjacent to the No.1 Rugby Field on a topographically flat site. Its use is primarily by the rugby club, but it is also a valuable facility for A&P shows and for other community activities - for example the staircases are used for training by the local Fire Brigade.

The grandstand seating is freely accessible to the public - including at night-time - without a security system in place.

The grandstand has bench seating for approximately 625 people, although reportedly over recent years it has sheltered a maximum of only around 200 people on big match days.

The building was constructed in 1924. The original drawings, dated 1923, detailed the central stair directly up into the Grandstand. The built stairs are different and there are three in total. Originally the interior of the building was designed for use as a 'Public Recreation Room', with a Ladies' Cloakroom at one end and a Gentlemen's Cloakroom at the other. In about 1980 the interior space was refitted to provide changing rooms and showers. These are still in use, primarily by the Rugby Club.

Recently (post 2017) the original brick chimney on the south side of the building has been removed and the gap thus created reinstated with weatherboard cladding.

Heritage

The Taihape Grandstand is an important heritage building from an architectural and historical standpoint. The building is considered to be one of the few remaining wooden structures of its type in rural New Zealand. We understand that according to Heritage NZ records, the Grandstand was designed by architect Oscar Albert Jorgensen.

The Taihape Heritage Trust has recently nominated the building to Heritage New Zealand for listing as a category 2 historic place.

It should be noted that architecturally, it is the exterior of the building and the seating area which holds most of the architectural heritage. The interior layout of changing rooms and showers is not original, but was carried out decades after the original construction. The changing rooms and showers are now decrepit and we consider these should be completely removed to reveal the original building fabric.

There are apparently historic accounts of the building being moved to its current position on the western side of the park by tractors and rollers. We have enquired locally for substantiation of this, but have however heard from a reliable local source that, to the contrary, the building was constructed in its current location. More information about the history of the building could perhaps be researched via the local heritage society. This information may have some bearing on the structural condition of the building.

ANALYSIS OF EXISTING GRANDSTAND BUILDING



Grandstand Interior



Grandstand seating detail



Grandstand seating detail

Structural Condition

Reference has been made to the Structural Condition Report made by Stephen Pinkney of Kevin O'Connor & Associates Ltd dated September 2009. For the purpose of the current report this has been peer reviewed by Dr Barry Davidson of Compusoft Engineering Ltd who writes: This short note has been made from the reviewing of documentation only as we have not had an opportunity to physically visit the site. I have made the impression that the KOA report covers most issues that I would reasonably guess to be relevant. The main items are the first five listed on page 6 of their report, though, I understand that the chimney has been removed.

The structural strengthening work required, as recommended by KOA is:

- Provide additional support posts at the midspan point of the central floor support beam_ These would require concrete foundation pads to be formed under.
- Provide roof bracing and plywood or other bracing to the rear and side walls between the floor and underside of the roof
- Provide plywood linings and / or other wall bracing to ground floor walls as required to brace the structure.
- Remove or strengthen the brick chimney (now removed)
- Provide additional support / additional stringers to the main access stairs (please note this may require substantial replacement of the stairs for accessibility under the building consent for the remedial work)
- Provide new connections between all members of trusses
- Provide new larger timber purlins suitably designed for modern loads
- Provide additional blocking between individual bottom chords of roof trusses
- Provide additional diagonal braces and / or horizontal transom to rear wall framing to reduce wind deflections.
- Remove or strengthen concrete masonry internal partitions
- Remove areas of rotten timber wall framing and replace.
- Strengthen the South canopy most likely by replacing the existing beam and struts and providing new fixings to all members

Note that as the KOA report was carried out eleven years ago, a further structural investigation and updated report is recommended. It is likely for example that more rotten timber will now be evident than at the time of the previous report. As part of the next structural investigation it is recommended that all timber species in the building should be identified. It is noted also that the Pinkney investigation did not obtain access to all parts of the building. The next structural investigation should be more thorough and complete so as to reliably provide the basis of full specifications for renovation works.

Typically if strengthening is required (and KOA determined it was) then it is most likely that would require foundation strengthening. This will trigger the need for a geo-technical investigation. We anticipate there are pad footings. Strengthening will entail digging around them, drilling in starters and pouring addition footings looked into the originals. This of course could be part of a new slab.

Ramped seating

From a conservationist point of view, rather than replacement, it would be desirable if possible to repair and retain the original timber seating because this is a major heritage feature of the building.

It is noted that the KOA report did not consider the structural capacity of the seating in their report. The main beam supporting the sloping ramp has been identified as rimu. There is some springiness. It is not stated what timber the rest of the seating assembly is made of. The timber of the seat benches looks to be hardwood possibly totara. Despite its worn condition the timber may have much life left, however the structural system of its support needs to be assessed by an engineer.

Further structural investigation is recommended. All timber seating members should be inspected and the whole seating assembly tested to determine its structural capacity. This detailed work is needed before the restoration can be accurately costed and compared with the cost of replacement with modern construction.

In 2009, Stephen Pinkney noted: *'Whilst it appears that a waterproofing membrane has been applied to the upper surface of the sloping floor, this is unlikely to be 100% effective at keeping water out from the rooms below. Therefore, if dry areas and linings such as Gib Board are envisaged below, then at least some areas of the waterproofing will require remedial work. This may be problematic as it is also a wearing surface and has seats framed off it.'* From visual recent inspection, it is evident that the waterproofing issue has got worse since the 2009 report was prepared. It would be a major task to replace the top applied membrane and make it totally effective from a waterproofing viewpoint, and this may not be practicable. However, the finish to the top side of the ramped floor could be replaced by a new wearing surface. For the purposes of this report it is assumed that any fit-out work below the bleachers will be waterproofed independently from the sloping soffit.

Roof

As noted in the Proarch report of 2017: 'The roof is clad in short sheet lengths overlapped (painted) not long run, the roof has not been recently inspected and we have not viewed it, its condition is therefore unknown.' The replacement of the roof, including replacement flashings, gutters and downpipes to current standards, has been assumed as an essential component of the refurbishment of the building.

ANALYSIS OF EXISTING GRANDSTAND BUILDING



Typical existing window jammed in closed position



Condition of roof above seating



Existing open tread stair



Existing open tread stair



Original weatherboard cladding



Damaged waterproofing under seating

Walls, Doors, Frame, Posts, Trim

To cursory visual inspection, the external walls generally appear to be straight and true, without major signs of seismic movement or damage over the years. It is unlikely that there is any insulation in the building, and perhaps no building paper – this is not of great concern because there are no internal linings to the external walls and it would be the assumption to retain this status quo.

The Proarch Report assumes replacement of existing cladding where rotten (although the extent of this is not known), repaint of external painted surfaces, internal demolition, seal off wastes and water supplies, new internal linings and bracing elements in plywood where identified in the KOA Report 2009. This appears to be appropriate.

Maintenance and Repairs

The building appears to be in a generally run-down condition, not only in the changing and shower room areas on the ground floor, but also inside the roof canopy over the seating. This is dark and dirty, and stained and littered with bird droppings. An attempt to control birds has been made with the installation of light netting below the roof trusses. This is damaged and broken and now accommodates, as well as birds nests, many empty bottles which have been thrown there by people from below. This needs to be cleaned up, consideration given to decorative treatment of the timber, and effective new bird control installed.

The changing rooms and showers are now so dilapidated that they appear beyond maintenance and repair and need to be removed and supplanted by new facilities.

Accessibility

The means of access to the grandstand seating is significantly short of current standards. There is no wheelchair access (either by ramp or lift) to the upper level. The stairs have open treads and handrails which do not meet the current standards for accessible stairs. The KOA 2009 report also identified serious structural deficiencies with the stairs (which since may have been fixed to some extent). Escape distances and pathways potentially will not comply with regulatory requirements. Barriers also exist in excess of 20mm high at the door thresholds at ground floor level, thus inhibiting wheelchair movement.

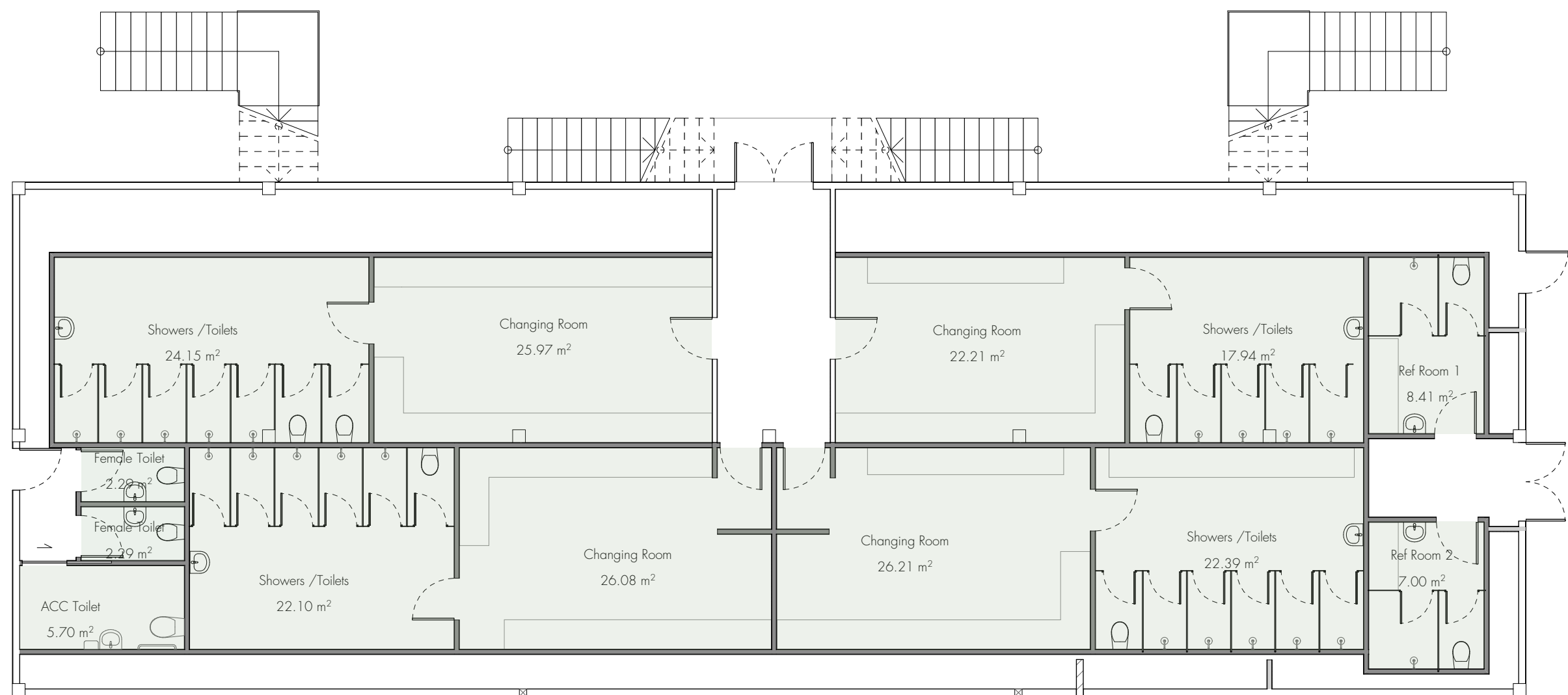
However, if the building does achieve Category 2 listing as a historic place, it could be assumed that some leniency will be forthcoming and building consent waivers granted in many of these areas.

Security

The seating in the grandstand is freely accessible to members of the public throughout opening hours of Memorial Park. There are no security systems such as CCTV. Although the grandstand is open for use at night, there is no lighting or emergency lighting.

INSTALLATION OF NEW AMENITIES INSIDE THE HISTORIC GRANDSTAND STRUCTURE

PLAN



Plan of Amenities possible layout in Grandstand
Scale: 1:100

Total Area 248m2

Construction Approach

Amenity facilities if installed in the historic grandstand would be conceived as a separate building or 'pod', 'sitting free inside it and allowing the original building's fabric to breathe. The new pod would be separately sealed, insulated and serviced to maintain its own structural and environmental integrity, and to optimize comfort conditions while keeping energy usage to the minimum. Building services would be installed in the void between the pod and the original building.

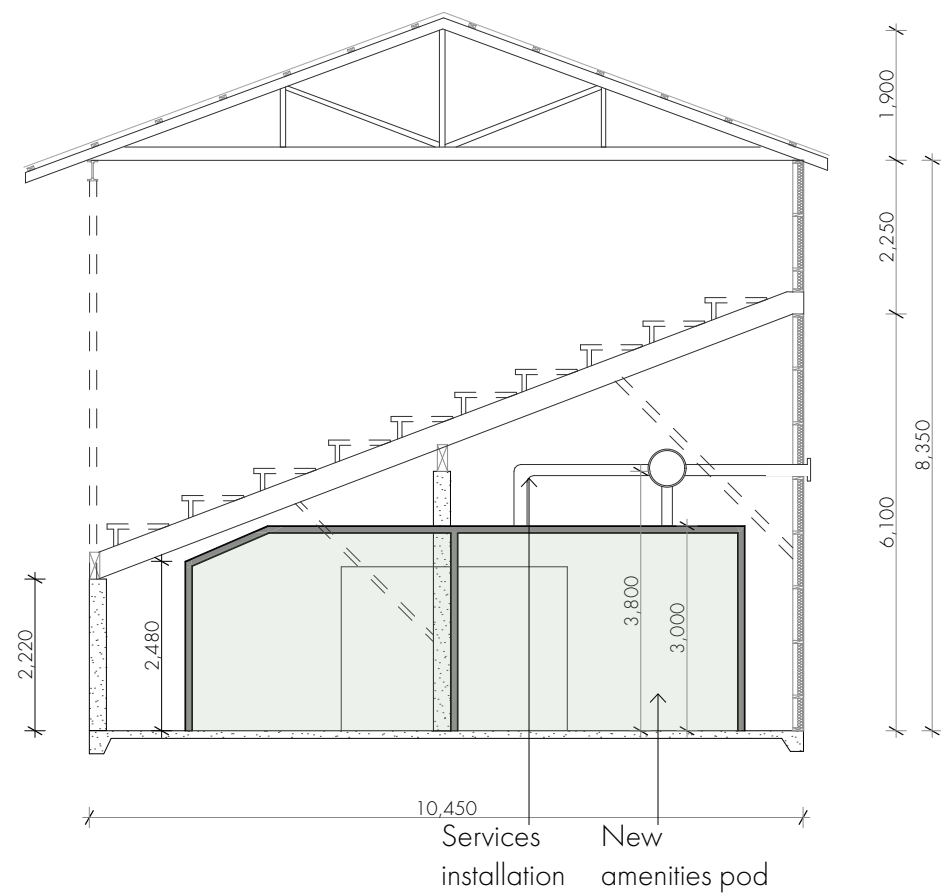
The form of construction would typically be with either blockwork or timber framed walls and a timber framed roof. A new concrete slab would be required for the floor, this could be ideally integrated into the strengthening regime for the original building's foundations. It is anticipated that some strengthening walls may be required for the original building, these would need to be integrated into the detailed layout of the new facilities.

Layout

The possible layout illustrated here has been produced primarily for comparative costing purposes. It is based on the facilities already briefed and confirmed for the new Amenities Building design. There is room to fit most of this accommodation in, but not all. In this layout it has not been possible to accommodate the shop, office, physio room, or upper level control rooms; also obviously the verandas have been omitted. At this stage structural requirements for the original building, accessibility and egress requirements have not been fully considered in this layout.

INSTALLATION OF NEW AMENITIES INSIDE THE HISTORIC GRANDSTAND STRUCTURE

DETAILS



Service Requirements

The scope of Building Services anticipated for the changing rooms is generally as follows subject to confirmation by the Client and User Groups:

Mechanical

- A combination of natural but primarily mechanical ventilation. Consideration to be given to heat recovery ventilation.
- Heating – timer controlled. Either electric or heat pump. Set-up for frost protection when not in use.

Hydraulic

- Hot & cold water services using low flow fittings and timer controls. Hot water to be supplied by an LPG Instantaneous Hot Water System to suit demand.
- Sanitary drawings to building dripline for extension by Civil Engineer.
- Stormwater drainage to building dripline for extension by Civil Engineer.

Electrical

- Metered power supply
- Main switchboard/distribution small power distribution
- Small power distribution.
- Lighting on occupancy control
- Emergency lighting
- Security system including intruder detection only.
- No data services

Note that it is considered more economic to provide water heating for showers via LPG gas cylinders rather than electrically. This should also avoid the need for a significant power upgrade.

Fire safety

The fire design occupant load of the grandstand is estimated to be in the order of 500 people. The existing three egress routes from the bleachers are a sufficient width (each approximately 1.6 m wide) for this occupant load.

No Redevelopment

For costing purposes, the following Scope of Works should be expected for a case of upgrade of fire safety to current Code expectations but with no redevelopment of the building:

- A Type 2 fire alarm system (consisting of manual call points) complying with NZS 4512:2010, installed throughout the building (bleachers level and any accessible spaces beneath the bleachers)
- Exit signage throughout the building should be reviewed and upgraded as necessary for compliance with F8.

The need for this improvement would be at the discretion of the Council and would normally only apply if consented works are proposed.

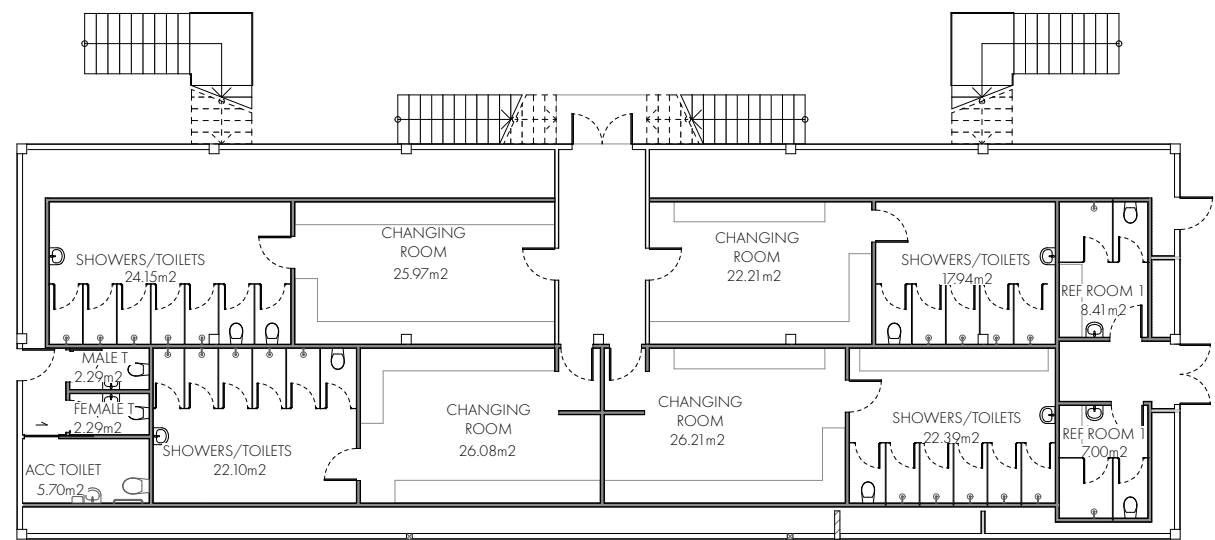
Redevelopment

For costing purposes, the following Scope of Works should be expected for the redevelopment of the building including construction of new facilities beneath the bleachers:

- A Type 2 fire alarm system (consisting of manual call points) complying with NZS 4512:2010, installed throughout the grandstand bleachers area.
- A Type 3 fire alarm system (consisting of heat detection and manual call points) complying with NZS 4512:2010 installed in the spaces below the grandstand.
- Exit signage throughout the building is to be reviewed and upgraded as necessary for compliance with F8.

COMPARISON OF AMENITIES OPTIONS

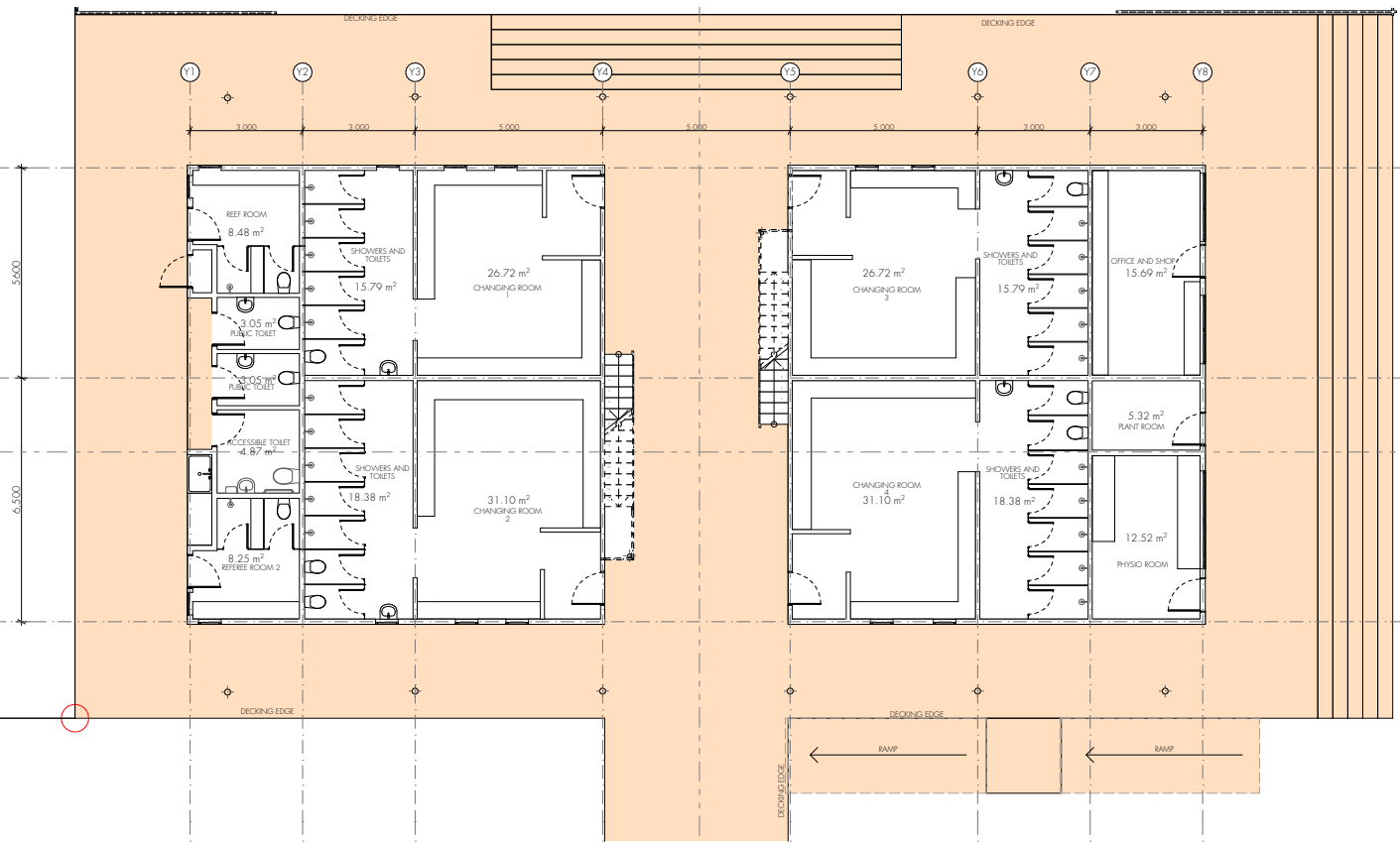
OPTION 1



TOTAL INTERNAL AREA
248m²

PROPOSED NEW AMENITIES WITHIN EXISTING GRANDSTAND
1:200

OPTION 2



TOTAL INTERNAL AREA
298m² Inc. Control
rooms above

TOTAL DECK AREA
436m²

PROPOSED NEW AMENITIES BUILDING ADJACENT TO TENNIS COURTS
1:200

AMENITIES - FUNCTIONAL COMPARISON OF OPTIONS

Location in Existing Grandstand

With an imperative to preserve and restore the existing Grandstand particularly if it achieves Category 2 heritage status, there may be some economic advantage in constructing new amenities within this building rather than constructing a separate building to house the urgently needed changing and other accommodation. For example, it is closer to the road for access and is already connected to mains services. However in this location it will primarily be used by rugby players and will not easily meet the brief to provide facilities for all users of the park.

Location as Stand-Alone Building adjacent to Tennis Courts

The new Amenities Building design has been developed over a significant period in consultation with user groups. It is located more centrally within the park and is reasonably accessible to all Park users. As well as changing rooms it also contains other facilities including public toilets, office, shop, physio room, control rooms and extensive verandahs which provide sheltered access and viewing platforms for a number of different sports users. As a stand-alone building it is designed for excellent daylight and predominantly natural ventilation to all spaces within it. This combination of factors should ensure maximum usage and enjoyment across all users and sports codes within the Park.

SERVICES IMPLICATIONS OF THE TWO OPTIONS

The following notes have been provided by the Services Engineer:

Location in Existing Grandstand

- Mechanical services will be more difficult to install within existing building. Less opportunity for natural light and ventilation.
- Hydraulic services will require extensive cutting of existing concrete slab although there may be an existing main gravity sanitary drainage connection available for the existing showers that could be re-used. Also, existing main stormwater drainage connections should be available.
- Being close to the road it will be easier to service LPG bottles for the hot water plant.
- Electrical services may have a suitably sized electrical supply already available for the Grandstand. TBC.

Location as Stand-Alone Building adjacent to Tennis Courts

- There is greater potential to use natural lighting and ventilation
- Hydraulic services – sanitary and stormwater will be a long distance from existing services and may require pumping. Local stormwater disposal options should be considered if feasible e.g. soakholes.
- Electrical will require new power supply from road so quite a considerable distance.

COSTS - EXISTING GRANDSTAND

Refurbishment of Existing Grandstand

Provisional Allowances	\$	
Provide additional support posts at the midspan point of the central floor support beam. These would require concrete foundation pads to be formed under	18,000	
Provide roof bracing and plywood or other bracing to the rear and side walls between the floor and underside of the roof	37,000	
Provide plywood linings and / or other wall bracing to ground floor walls as required to brace the structure	44,000	
Remove or strengthen the brick chimney	Completed	
Provide additional support / additional stringers to the main access stairs	9,000	
Provide new connections between all members of trusses	50,000	
Provide new larger timber purlins suitably designed for modern loads	78,000	
Replace roof including flashings, gutters and downpipes	122,000	
Refurbish underside of roof including bird proofing	25,000	
Provide additional blocking between individual bottom chords of roof trusses	21,000	
Provide additional diagonal braces and / or horizontal transom to rear wall framing to reduce wind deflections	12,000	
Remove or strengthen concrete masonry internal partitions	6,000	
Remove areas of rotten timber wall framing and replace	25,000	
Strengthen the South canopy most likely by replacing the existing beam and struts and providing new fixings to all members	18,000	
Replace rot in areas of external cladding and repaint	55,000	
Sub-total	520,000	
Project Management, Design & Supervision	104,000	
Approvals and Consents	13,000	
Project Contingency	20%	127,000
Total Excluding GST		744,000

General Exclusions
Cost escalation - Allowances based on current prices
Client administration and management costs
Contamination and deleterious material remediation

Notes
Estimates are not a design recommendation
Estimate update on design completion is recommended

References
Kevin O'Connor Report 2009
Proarch Report 2017
CAA visual Inspection 2020

Installation of Amenities in Existing Grandstand

Elemental Summary	Total
Site Preparation	55,800.00
Substructures	81,920.00
Frame	53,320.00
Structural Walls	29,100.00
Upper Floors	0.00
Roof	58,550.00
External Walls	91,840.00
Windows & Doors	45,510.00
Stairs & Balustrades	0.00
Partitions	91,260.00
Internal Doors	18,900.00
Floor Finishes	17,360.00
Wall Finishes	36,879.40
Ceiling Finishes	40,920.00
Fittings & Fixtures	46,750.00
Plumbing	152,600.00
Mechanical Services	54,600.00
Fire Protection	4,464.00
Electrical Services	34,800.00
Lifts & Escalators	0.00
Special Services	0.00
Drainage	30,000.00
External Works	189,200.00
Sundries	28,344.34
Preliminaries	87,158.83
Margin	80,723.43
	1,330,000.00
Contingency	100,000.00
Increased Costs	0.00
Total Excluding GST	1,430,000.00
Area	248 m2
Rate / m2	\$ 5,766/m2

COSTS - AMENITIES OPTIONS

Installation of Amenities in Existing Grandstand - Continued

Estimate Summary	\$
Amenities	1,430,000
Furniture, Furnishings, Fittings, Equipment, Audio/Visual, Security	Excluded
Accessibility upgrade and fire detection to existing Grandstand	50,000
Project Management, Design & Supervision	Prov 225,000
Approvals and Consents	Prov 35,000
Project Contingency	Excluded
Total Excluding GST	\$1,740,000

General Exclusions
Cost escalation - estimate based on current prices
Client administration and management costs
Contamination and deleterious material remediation

Notes
Estimates are not a design recommendation
Estimate update on design completion is recommended

References
Copeland Associates Architects drawings

Refurbishment of Grandstand and Installation of Amenities within it

	\$
Refurbishment of Existing Grandstand	744,000
Installatiion of Amenities 248 square metres	1,740,000
Total Excluding GST	2,484,000

This estimate is at today's prices and excludes escalation

New Amenities Building Adjacent Tennis Courts

Estimate Summary	m2	\$/m2	\$
Allowance for drainage, power, comms & water supplies			Prov 85,000
Amenities and control rooms	298	5,872	1,750,000
External landscaping and paving			Prov 25,000
Office & shop fitout			Excluded
Physio room fitout			Excluded
Control room fitout			Excluded
Furniture, Furnishings, Fittings, Equipment, Audio/Visual, Security			Excluded
Project Management, Design & Supervision			Prov 279,000
Approvals and Consents			Prov 27,000
Project Contingency			Excluded
Total Excluding GST			2,166,000

General Exclusions
Cost escalation - estimate based on current prices
Client administration and management costs
Contamination and deleterious material remediation

Notes
Estimates are not a design recommendation
Estimate update on design completion is recommended

References
Copeland Associates Architects drawings

Note: The square metre rate includes costs for the Verandas

RECOMMENDATIONS

The way forward

There appears to be three possible routes to follow:

- 1 Proceed with the separate Amenity Building, and let the Grandstand fall into further disrepair until it needs to be pulled down. This may appear to be the cheapest option (around \$2.2M) that could meet all the functional needs of the Parks users, but it is not acceptable to many that this important part of Taihape's history be neglected and eventually discarded.
- 2 Proceed to restore the Grandstand, and install into it modern amenities (around \$2.5M). This however would not meet the needs of many of the Parks users. In addition, a refit of the interior to provide enough changing and toilet facilities to meet present day needs and standards will entail much intervention with the original fabric of the building and is most likely to be a compromise from a conservationist point of view.
- 3 Proceed with the Amenity Building now so as to meet the functional needs of users, and at the same time commit to a wholehearted restoration of the Grandstand to its former glory (around \$2.9M). Remember that the Grandstand was not originally designed to accommodate changing rooms. Although this approach appears a little more expensive, it will give satisfaction to the most number of people, and be an excellent investment for Memorial Park, and for Taihape.

We propose for your consideration Number 3 as the recommended route forward.

Next Steps

- The Amenity Building concept design is ready to move into developed design and documentation. It could be completed in about 18 months time.
- A lot more detailed investigatory work is required for the existing grandstand, before detailed schemes can be developed for conservation and repair. Because the building was designed long before current building codes, much negotiation with legislative bodies and heritage interests can be expected. The time frame for the Refurbishment project may be protracted and could take 2 or 3 years
- A governance structure for this project would need to be agreed with the local Heritage Society.-