

# **Coromandel Citizens Hall - Repairs to Western Wall**

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<b>TO</b>	Coromandel-Colville Community Board
<b>FROM</b>	Margaret Harrison - Area Coordinator
<b>DATE</b>	27 March 2015
<b>SUBJECT</b>	<b>Coromandel Citizens Hall - Repairs to Western Wall</b>

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## **1 Purpose of Report**

The purpose of this report is to inform the Coromandel-Colville Community Board of progress made in relation to the refurbishment of the Coromandel Citizens Hall, to request approval for completion of a work package within the budget provided for 2014/15 and to propose a revised schedule of works aligned with the funding available.

## **2 Background**

Two reports have previously been prepared for the Coromandel Citizens Hall. These reports are; The Coromandel Citizens Hall – Formerly St George’s Convent School (1897) – Conservation Plan, prepared by Burgess and Treep Architects in 2005; and Coromandel Citizens Hall & RSA Rooms – Structural Inspection Report, prepared by TMH Consulting Ltd in May 2008.

In 2014 a Facility Inspection and Condition Assessment was undertaken to assist with asset management planning for the Hall. From this report revised work package priorities and timelines have been developed.

## **3 Issue**

The scope of works proposed for the Hall requires staging and should be in line with user requirements.

The sequence of works proposed is focussed on making the building safe for use as a first priority, followed by a general tidy-up, repairs, maintenance and painting of the interior of the Hall in order to return the building closer to its former character which will attract customers/users.

The Community Board's financial commitment to the recent refurbishment works has sparked renewed interest in the building and instilled a sense of confidence that the building is valued and will be retained by Council. This has had a positive effect in that two community organisations have now pledged funding toward ongoing refurbishment works.

The Coromandel-Colville Community Board's continued commitment is required in order to fully repair and return this facility to full use with the help of the community that values and uses it.

## **4 Discussion**

A number of small refurbishment works have been undertaken on the Hall in the past three years, which include stormwater diversion, replacement of the western wall and replacement of some of the roof sheets above the toilet area. These works have also included improved roof rainwater collection and painting of the face of the building. The Hall now also complies with the fire code.

The following table is the revised work requirements and timelines for 2014/15-2016/17:

<b>Year</b>	<b>Work Package</b>	<b>Description</b>	<b>Estimated \$</b>
<b>Year 1</b>	Western Wall Replacement	Replace framing and repair foundations to the remaining portion of the western wall to the rear of the Hall	20,000
<b>Year 1</b>	Main Hall Interior	Clean, correct panelling alignment, minor carpentry renovations and paint to match new western wall interior finish	28,522
<b>Year 2</b>	Toilet Block	Clean block work wall and treat for rising damp. Change layout of Ladies toilets so that one of the overall three toilets become a wheelchair access toilet - this may include alterations to the storage area. Fit new ceiling all the way through, prep and paint the interior and complete fit out (including baby changing table in Ladies toilet)	17,345
<b>Year 2</b>	Storage Area	Repair gib; plaster and paint (this needs to be completed after the replacement of western wall and after remodelling of the toilet block	8,402
<b>Year 3</b>	Heating	Installation of heating panels (infrared or near-infrared) along with provision of power supply, switchgear and wiring repair/replacement	34,872

### **Western Wall Replacement**

This work wasn't included in the original hall structure assessment and was found to be substandard and in need of repair during the course of the works undertaken on the hall's main western wall.

It is anticipated at this stage that the work can be completed as maintenance without the need for a building consent. The work has been priced by the contractor to be in the region of \$16,000 which excludes contingencies and unforeseen items that crop up as can be expected with alterations or repairs to an old building.

This work is now considered urgent, as the outer cladding of this area was ripped off the building during severe wind gusts in December and has been temporarily covered. It is imperative that this work is attended to prior to winter.

The Community Board has allocated \$20,000 in its 2014/15 budget as seed funding to seek further external funding. Whilst some external funding, \$25,000 has been attained, this has been identified by the funder for the coming 2015/16 financial year and tagged to the refurbishment of the toilet block.

A further untagged \$1,000 has also been pledged towards refurbishment works on the Hall and is available when required.

### **Options**

The Community Board is asked to consider the following options:

- A. Do not spend the \$20,000 seed funding and continue to seek other funding opportunities this financial year. This is not a staff recommended option because of the insufficient time remaining in this financial year.
- B. Do not spend the \$20,000 seed funding, but defer it to the 2015/16 financial year.

- C. Do not spend the \$20,000 seed funding and make no repairs to the western wall. This option runs the risk of exposing the Hall to further weather damage and deterioration to the Hall.
- D. Use the \$20,000 seed funding and do not provide further seed funding in 2015/16 for external applications.
- E. Use the \$20,000 seed funding to complete the repairs on the western wall and consider submitting to the LTP for further seed funding in the 2015/16 financial year. This option would ensure the weatherproofing of the Hall and tick off another package of necessary works required to bring the Hall up to a useable standard.

**Staff recommended option:**

Option E is the staff recommended option as this protects the asset and allows for the ability to continue with the programme of repairs to the Hall.

**5 Suggested Resolution(s)**

That the Coromandel-Colville Community Board:

1. Receives the report.
2. Approve the expenditure of the 2014/15 budget of \$20,000 to attend to the works required to repair the remaining portion of the western wall to the rear of the Coromandel Citizens Hall.
3. Submit to the Long Term Plan to provide \$20,000 seed funding in 2015/16 for external funding applications.