

# Thames Skate Park

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<b>TO</b>	Thames Community Board
<b>FROM</b>	Simon Stephens - Programme Manager
<b>DATE</b>	25 March 2015
<b>SUBJECT</b>	<b>Thames Skate Park</b>

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## 1 Purpose of Report

To provide an update on the Thames Skate Park project and seek resolution from the Board as to the continuation of the project based on updated estimates and the preferred location of the skate park footprint within Porritt Park.

## 2 Background

The Thames Skate Park project was originally approved by Thames Community Board resolution at the 6 June 2014 meeting. Extract from these minutes below:

### **Thames Skate Park Project - Item 3.1 June 9<sup>th</sup>, 2014**

*Simon Stephens, Programme Manager, presented the Thames Skate Park Business Case for Thames Community Board approval.*

#### **Key Discussion Points**

- *The Business Case was tabled.*
- *Acknowledged in the Business Case that the budget is based on estimates (page 15).*
- *Contractor risk is now explicit in the Business Case (page 15).*
- *The Skate Park can technically be built around the current public toilet, but it is not ideal. Relocation of the toilet and conditional approval of the site confirmed in writing to be funded from the public convenience budget, not the Thames Skate Park budget.*
- *Consultation has started with Ngati Maru.*

#### **Resolved**

*That the Thames Community Board:*

1. *Receives the report.*
2. *Approves the selective procurement strategy for Premium Skate Park Designs outside of standard procurement policy for a good or service of this value (\$151,000); and*
3. *Approves progress to obtainment of design and resource consent at an expected cost of \$35,000.*
4. *Approval for funding of construction phase to remain conditional upon meeting both the community fundraising target of \$35,000 and external fundraising target of \$105,000.*

**Moved/Seconded By:** Connors/Yates

## 3 Issue

This project has seen significant change since the concept and business case was last presented to the Community Board.

Changes include;

- Skate Park construction estimate - the most recent cost estimate for the construction of the Skate Park to current design has increased substantially to \$250,000 with substantial exclusions
- Site change - Unfortunately as a result of ground proofing of the initially approved site it was found that the Thames 525mm wastewater pipe ran under this location leading to on-going and protracted contingency planning and subsequently resulting in this report to the Thames Community Board.
- Additional cost change - the above site complications will incur an additional cost to the project both from an engineering perspective and duplicated specialist costs i.e. planning and engineering

The project team has now undertaken further assessment of Porritt Park identifying and developing three options for a replacement location. At a staff/Community Board workshop on Monday 23 March 2015 these options were discussed to obtain direction from the Board, staff now seek resolution to confirm the proposed location.

At the time of writing this report four Board members have given direction that the "Draft Concept Option 3", see **Attachment A**, was the preferred way forward. At this time staff advised the Board that further development of this option including consultation, detailed design and site planning would lead to this option taking longer than the staff recommended "Draft Concept Option 2, see **Attachment A**.

The Board advised their recommendation was that Concept 3 resulted in an improved functionality of the park with the playground being more accessible to the off street parking in front of Danby Field.

## 4 Discussion

### Porritt Park Skate Park Position Options:

The initial driver for changes to the proposed Skate Park location came about as a result of identifying wastewater infrastructure that was incorrectly noted in overlays as running down the Queen Street footpath. Ground proofing of the Porritt Park site identified the infrastructure under the eastern side of Porritt Park and directly under the original planned location of the Skate Park. It should be noted the pipe has been inspected and is considered to be in a condition that would allow construction over the top.

Further consideration identified that the location would not result in the best park layout and functionality following which additional work was carried out on the most functional layouts for Porritt Park generating three options for Thames Community Board consideration.

These options are included in Attachment A and have been forwarded to the Board previously for the discussion on 23 March, 2015.

The location issue is not a significant driver of the escalation of the expected Thames Skate Park project budget which is more a result of inaccurate budgeting during the feasibility stage.

Location	Pros	Cons
<b>Original location</b>	<ul style="list-style-type: none"> <li>• Design ready for resource consent now</li> <li>• Ngati Maru indicated they would not oppose this location</li> <li>• Retention of Wakatere</li> </ul>	<ul style="list-style-type: none"> <li>• Construction over major piece of infrastructure</li> <li>• Potential clash with Goldfields Mall</li> <li>• Does not result in the ideal park functionality, has the least aesthetic and functional appeal of all options</li> </ul>

<b>Draft Concept 1</b>	<ul style="list-style-type: none"> <li>• Staff consider the overall result to be the second best aesthetic and functional result</li> <li>• Allows for potential future development of Goldfields Mall into Porritt Park</li> <li>• Creates potential for future concession stand at the north end of Porritt Park</li> </ul>	<ul style="list-style-type: none"> <li>• Will require additional consultation with Ngati Maru</li> <li>• Will still have some overlap with the wastewater main</li> <li>• Access issues for contractors based on estimated timescale. Likely construction will occur post-winter and result of soft ground, may require temporary access to be constructed from the Shoppers Car Park</li> </ul>
<b>Draft Concept 2</b>	<ul style="list-style-type: none"> <li>• Considered by staff to be the third best aesthetic and functional location</li> <li>• Ready to go to resource consent now and will result in the quickest initiation of construction phase</li> <li>• Does not overlap major infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• The Wakatere currently sits on this site. Cost of moving and required upgrades is too high at circa \$80k</li> </ul>
<b>Draft Concept 3</b>	<ul style="list-style-type: none"> <li>• Considered to give the best overall result for the park</li> <li>• Allows for off-street parking for playground users in the Shoppers Car Park</li> </ul>	<ul style="list-style-type: none"> <li>• Some overlap with wastewater main</li> <li>• Requires additional investigation of wastewater main</li> <li>• Requires additional consultation with Ngati Maru, result unknown</li> </ul>

Location Options:

- Staff support Draft Concept 2
- Investigate possibility for support of Draft concepts 2 and/or 3

Project budget:

The total budget of \$220,000 included in the 2014/2015 Annual Plan was the amount included in the December 2013 Thames Ward Sport and Recreation Facilities Review and Future Directions report prepared by SGL Group and Boon Goldsmith Bhaskar Brebner Team Architects.

Project management has significant concerns regarding the costs and timeframes for this project. Estimates received from contractor are significantly above the original indications.

Staff are currently reassessing the project budget requirements as a result of the updated estimates and scope change but it is clear that the current budget will be substantially under what will be required to construct the current Skate Park design on the Porritt Park site.

As a result staff will present an updated business case to the Board at this meeting to seek direction and review the project mandate.

## 5 Suggested Resolution(s)

That the Thames Community Board:

1. Receives the report.

**References-Tabled/Agenda Attachments**

***Attachment A*** *Skate Park Concept Options*

**Attachment A - Skate Park Concept Options**