

# **Thames War Memorial Civic Centre/i-SITE Project**

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**TO** Thames Community Board  
**FROM** Greg Hampton - Area Manager - Thames & Coromandel  
**DATE** 11 September 2015  
**SUBJECT** **Thames War Memorial Civic Centre/i-SITE Project**

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## **1 Purpose of Report**

Provide an overview and total costs of the Thames War Memorial Civic Centre/i-SITE Project and to seek approval for the overrun of costs.

## **2 Background**

The Thames Community Board at its meeting on 13 April 2015 made the following recommendation:

That the Thames Community Board recommends that Council:

1. Approves a capital budget of \$200,000 excluding GST in the 2014/15 financial year for the building alterations and bus/car parking provisions required for the i-site and Destination Coromandel relocation into the Thames Civic Centre to be funded from the Thames Local Consolidated Depreciation Reserves conditional upon the execution of the tenancy agreement(s) with Destination Coromandel.
2. Delegates the Thames Community Board Chair and Area Manager authority to execute the tenancy agreement for the i-SITE and Destination Coromandel premises at the Thames Civic Centre.
3. Delegates the Thames Community Board Chair and Area Manager authority to award and execute the construction and roading works contracts for Thames Civic Centre alterations within a total budget of \$200,000 excluding GST.
4. Instructs the Area Manager to work with Board Member Cassidy and Councillor Connors to confirm the Civic Centre plaza streetscape plan and costs at its next meeting.

**Moved/Seconded By:** Goudie/Connors

After this meeting a renewed engineer's estimate was received for the roading works. This estimate increased by \$54,500 due mainly to the extra works required on Queen Street (State Highway 25) and a more precise design.

Tenders for the alterations works closed on 22 April 2015 with prices submitted by two builders. Due to one of the builders having a personal connection with the Area Manager, both have declared a conflict of interest and therefore the Area Manager has removed himself from the tender evaluation process and awarding of this contract.

At a subsequent meeting of Council on 29 April 2015, Council resolved the following:

That the Thames-Coromandel District Council:

1. Receives the 'Thames Community Board recommendation - Thames War Memorial Civic Centre/i-SITE project' report, dated 22 April 2015.
2. Approves a capital budget of \$264,250 excluding GST in the 2014/15 financial year for the building alterations and bus/car parking provisions required for the i-site and Destination Coromandel relocation into the Thames Civic Centre to be funded from the Thames Local Consolidated Depreciation Reserves conditional upon the execution of the tenancy agreement(s) with Destination Coromandel.

3. Delegates the Thames Community Board Chair and Area Manager authority to execute the tenancy agreement for the i-SITE and Destination Coromandel premises at the Thames Civic Centre.
4. Delegates the Thames Community Board Chair and Chief Executive authority to award and execute the Thames Civic Centre alterations contract within a total budget of \$155,250.
5. Delegates the Thames Community Board Chair and Area Manager authority to award and execute the Thames Civic Centre roading works contract within a total budget of \$109,000 excluding GST.
6. Instructs the Area Manager to work with Board Member Cassidy and Councillor Connors to confirm the Civic Centre plaza streetscape plan and costs at its next meeting.

**Moved/Seconded By:** Leach / Goudie

### 3 Issue

A Resource Consent was not lodged as it was understood that it was not required. Once the Building Consent was lodged, it was determined by Planners that a Resource Consent was triggered by the small footprint extension of the Civic centre, under the existing veranda space.

As a result of this the project was delayed by one month and an external Planner was engaged. The consent was also required to be assessed independently by a commissioner, who during his assessment requested an additional and independent traffic assessment and bus management plan to be undertaken. This process came at an extra cost to the project of \$26,781 which was an unbudgeted expense.

Breakdown of these costs are as follows:

Planning Consultant	\$10,354
TCDC Planning Fees	\$2,849
Commissioner Fees	\$7,478
Traffic Assessment	\$3,500
Bus Management Plan	\$2,600
<b>Total</b>	<b><u>\$26,781</u></b>

Once the project commenced other work was required to make the spaces usable for the tenants which amounted to \$13,585.

Breakdown of these costs are as follows:

Separate Power Supply	\$8,960
Extra Noise lining	\$367
Truss Design costs	\$1,510
Fire compliance costs	\$2,748
<b>Total</b>	<b><u>\$13,585</u></b>

.As a result of these extra costs the project has an overrun of \$40,366.

### 4 Suggested Resolution(s)

That the Thames Community Board:

1. Receives the Thames War Memorial Civic Centre/i-SITE Project report dated 10 September 2015.
2. Approves the extra capital expenditure of \$40,366 excluding GST for the building alterations to be funded from the Thames Local Consolidated Depreciation Reserves.