

TO: The Council

FROM: Business Development Team Leader

MEETING DATE: 1 February 2010

SUBJECT: **LOGAN PARK PUBLIC TOILETS AND CHANGE ROOMS**

SUMMARY

There have been some significant delays with the Logan Park Redevelopment project since it was approved by the Council in 2006. Approval was given last year for the changing rooms and toilets to be refurbished, and the Council provided funding of \$3.3 million in the 2009/10 Long Term Council Community Plan.

The planned changing room toilets have been design with sustainable features to ensure minimum operational costs in the future. A revised option is provided which revamps the existing building without an addition. It enables \$900,000 to be carried forward to 2012/13 for the remaining Logan Park capital works programme.

IMPLICATIONS FOR:

- | | |
|--|---|
| (i) Policy: | No |
| (ii) Approved Annual Budget: | Yes – a carry forward is required. |
| (iii) LTCCP/ Funding Policy: | Yes – this report provides an option to reduce the changing room costs. |
| (iv) Activity Management Plans: | No |
| (v) Community Boards: | No |

RECOMMENDATIONS

- 1 That the report be received.
- 2 That the Council identifies its preferred option for the refurbishment of the change rooms and public toilets at Logan Park.
- 3 That the related carry forward amounts be included in the draft Annual Plan.

INTRODUCTION

The Council has asked for a progress report on the planned redevelopment of the old toilets and changing rooms at Logan Park, and for options to reduce the cost. This report provides background to this section of the Logan Park Redevelopment Plan, together with an update on work that has been carried out since the Council received a report on the revised plans in February 2009.

BACKGROUND

In 2006 the Council approved a plan for the comprehensive redevelopment of Logan Park. In summary, the proposed development included:

- Moving tennis and squash to the Harbour Terrace side of Logan Park.
- The eventual removal of the old Art Gallery building.
- New sports fields on the site of the old Art Gallery and existing tennis courts.
- Creating a two story parking building between hockey and tennis, with adjacent showers, change rooms and toilets. These new facilities would replace the old pavilion.
- A new playground.
- The tertiary institutions would construct an indoor facilities building at the western end of Butts Road.

The proposal was deferred while the stadium proposal was clarified. Work subsequently began again in 2006 on plans for refurbishing the existing change rooms and toilets.

A further report was provided to the Council in February 2009, setting out options for delaying part of the Logan Park Redevelopment Project, and presenting a revised budget. That revised budget, which provided rate savings (interest and depreciation) of \$1.1 million over the length of the project, was approved and incorporated into the 2009/10 Long Term Council Community Plan. It included provision of \$3.3 million for the refurbishment of the changing rooms and public toilets.

DISCUSSION

Plans for existing change rooms are now finalised. Options for the long term use of the vacant Bowls Dunedin space remain open, but in the interim it will be of immense benefit to have that area available for any construction machinery required for the redevelopment of the Logan Park change rooms and toilets, rather than using the playing fields to the east of the old building.

With the adoption of the current Community Plan and the completion of consultation with user groups, work on the detailed design of the redeveloped changing rooms could proceed. That design is now effectively complete, and resource consent for the work has been granted. The building design includes many sustainable features as follows:

- The redevelopment has allowed the existing building to be retained, although it will be completely refurbished with additional change rooms and accessible public toilets.
- All surfaces and fittings will be hard wearing and durable.
- Each change room will have its own showers and toilets, rather than the existing toilet block and the single room with a dozen shower heads at the southern end of the building.
- The largest available skylights will be installed to enhance natural lighting.
- Natural ventilation will be optimised, and augmented with powered assistance to the chimney vents in still or winter conditions.
- There will be no hot water storage; rather instantaneous heating by LPG will be used. Space heating will be by radiant panels.

- The building will have a verandah on its eastern side, providing protection against the elements.

A rough order of costs for the proposed design is \$2.5 million. The construction estimate is higher for this building with the sustainable features. However, this provides a return in lower operation costs over the lifetime of the building.

Contract documentation:	21 January – 1 March.
Registrations of interest:	8 March – 3 April
Building Consent:	8 March – 3 April
Tender process:	22 March – 17 April
Tender Award and Review:	19 April – 1 May
Construction (approximately 24 weeks):	3 May – mid October

If the Council wished to stage the project, the work could be split into two sections. The existing pavilion could be modified to provide six change rooms plus public toilets, and the extension to the north of the existing building could be built separately. As a guide, a split in costs would be as follows:

To redevelop the existing building (six change rooms, plus toilets):	\$1,530,000
To build the extension (four additional change rooms):	<u>\$970,000</u>
	\$2,500,000

Attachment Three sets out the rate savings (shaded row of figures) being \$30,000 in 2009/10; \$112,000 in 2010/11 and \$67,000 in 2011/12.

OPTIONS

Option One

Proceed with the refurbishment of the existing building and extension as approved in the 2009/10 Long Term Council Community Plan.

Advantages

- The redevelopment has been fully consulted and approved by stakeholders.
- There is financial provision for the work in the 2009/10 Long Term Council Community Plan.
- It replaces antiquated facilities that are no longer fully operational.
- The design minimises the building's carbon footprint and operational costs.
- It avoids additional costs that will be incurred if the building is staged.

Disadvantages

- There would be no savings provided.

Option Two

Proceed with the refurbishment of the existing building now, and defer building the extension until a later date.

Advantages

- There would be a rate saving in the next two financial years.
- It provides some additional flexibility that may assist when relocation plans for tennis, squash and football are formulated.
- The additional change rooms could be added at a later date.

Disadvantages

- There has been no consultation with stakeholders for this option.
- While there are short term savings, there would be an increase in the overall cost of at least 10%, if the addition is to be added later.
- The reduction in space means less teams could use the changing facilities.

As usual, the longer any project or any part of it is delayed, the greater the increase in costs is likely to be. It should also be noted that staging the development has not been discussed with stakeholders, and proceeding with the first stage only.

CONCLUSION

This report is brought before the Council in response to enquiries raised during the Annual Plan deliberations. The existing building offers basic shelter, one large shower room that only provides cold showers, and primitive toilets. The new building provides modern facilities. With its durable materials, and emphasis on natural lighting and ventilation, it has a small carbon footprint and should offer minimal operational costs. Should the project proceed we expect to call tenders for the redevelopment in about six week's time.

Prepared by:

Approved for submission by:

Greg Sligo
**Business Development Team
Leader**

Mick Reece
**Community and Recreation Services
Manager**

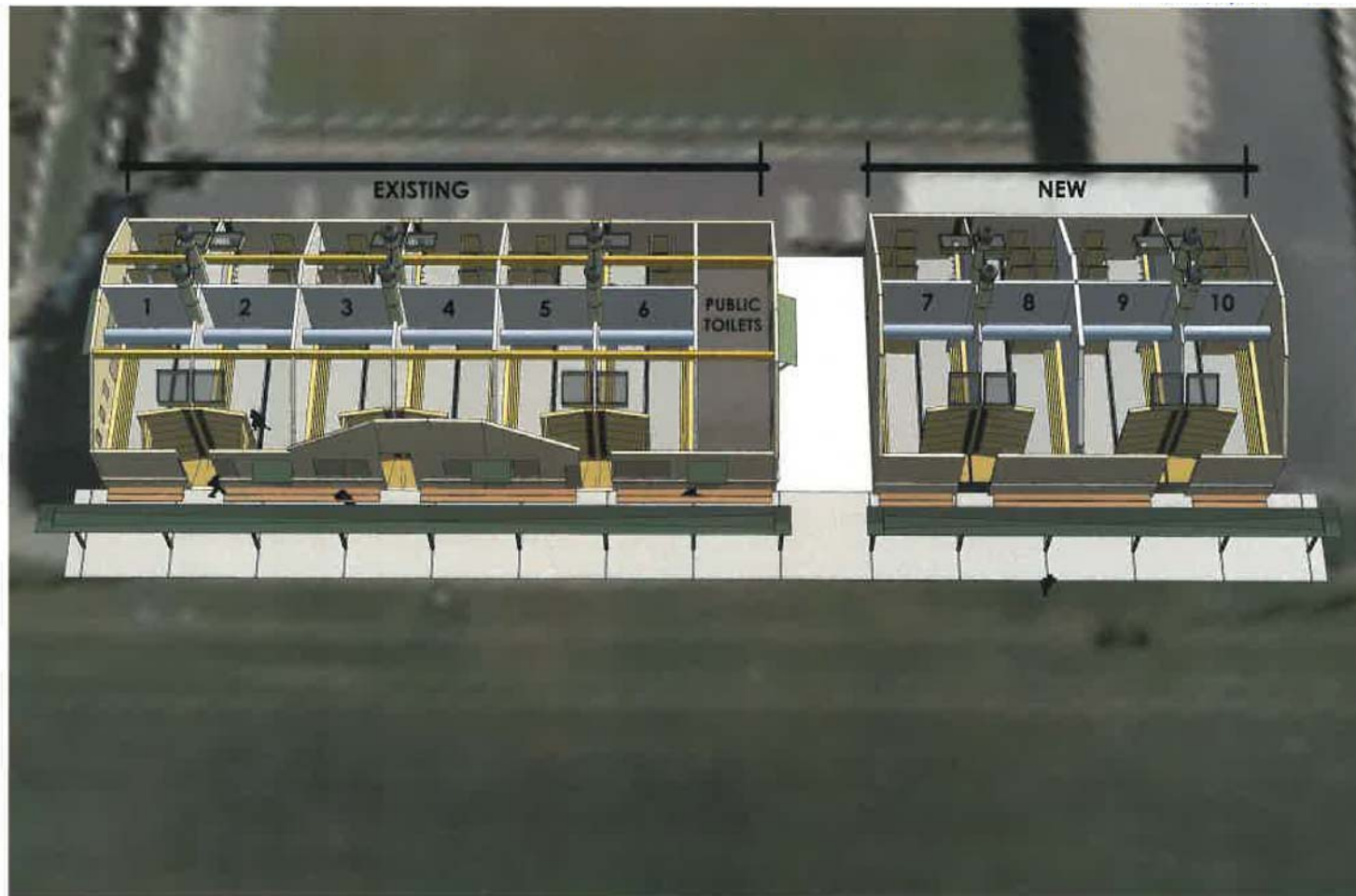
Approved by: Graeme Hall
General Manager Community Life

Date report prepared: 26 January 2010

Attachments

Attachment One - Photo of existing change rooms
Attachment Two - Impression of the redeveloped change rooms
Attachment Three – Financial Information of Status Quo and Revised Option





PO Box 514 Dunedin
 Level 6 Consultancy House
 7 Bond Street Dunedin
 Telephone 03 474 9995
 Facsimile 03 477 5151
 e.mail <tim@archeco.co.nz>
architectural ecology

DCC Logan Park - Proposed Redevelopment of Existing Change Rooms

Changing Rooms 10

June 2009

ATTACHMENT THREE

LOGAN PARK DEVELOPMENT PROJECT

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Pre-draft Plan (Status Quo)											
Debt Servicing	89	381	573	987	1,261	1,533	1,533	1,533	1,533	1,533	1,533
Capital Expenditure	3,742	1,000	4,771	2,467	3,669						
Loan	3,609	1,000	4,771	2,467	3,669						
External Funding	133										
Revised Option											
Debt Servicing	59	269	506	987	1,261	1,533	1,533	1,533	1,533	1,533	1,533
Capital Expenditure	2,400	1,442	5,671	2,467	3,669						
Loan	2,400	1,309	5,671	2,467	3,669						
External Funding											
Difference											
Debt Servicing	(30)	(112)	(67)	0	0	0	0	0	0	0	0
Capital Expenditure	(1,342)	442	900	0	0	0	0	0	0	0	0
Loan	(1,209)		900	0	0	0	0	0	0	0	0
External Funding	(133)		0	0	0	0	0	0	0	0	0

Note 1 - The capital expenditure includes the Logan Park Redevelopment and the University Oval Cricket Test Facilities

Note 2 - The external funding relates to the University Oval Cricket Test Facilities