

**AGENDA FOR AN ORDINARY MEETING OF THE PROJECTS SPECIAL COMMITTEE
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON WEDNESDAY, 3 APRIL 2002
COMMENCING AT 9.00 AM.**

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1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) and (7A) of the Local Government Official Information Act and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the item is a minor matter; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting; and
- (iii) the Committee resolves to deal with the item.

No resolution, decision, or recommendation may be made in respect of the item except to refer the item to a subsequent meeting for further discussion.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



3 CONFIRMATION OF MINUTES

Ordinary - Wednesday, 6 March 2002

RECOMMENDATION

That the minutes of the Ordinary Meeting of the Projects Special Committee held on Wednesday, 6 March 2002, as circulated, be taken as read and now be confirmed.



4 AQUATIC CENTRE DEVELOPMENT UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to provide a second project briefing and update for the upgrade of the Henderson Aquatic Centre. The report also seeks approval for branding and a logo for the completed Centre.

BACKGROUND

The 2000/2001 Annual Budget process gave approval for a substantial upgrade of the Henderson Aquatic Centre. The development is intended to revitalise the City's key leisure asset and to move the Centre to a true lifestyle facility, catering for the broader leisure needs of the community.

The approved concept plan allowed for a number of additional features to be built in a staged process in parallel with the normal operation of the existing facilities. The adopted project plan consolidates the upgrade into one stage, with the option to add a Wave Rider should Council so resolve.

In summary, Council approved:

- the amendment of the Long-Term Financial Strategy for the inclusion of an additional \$2,232,619, and the bringing forward of funding from the 2002/2003 and 2003/2004 financial years, providing total funding for the project of \$14,167,919 (of which \$1,287,375.39 had been expended prior to award);
- the exclusion of the Wave Rider option and the further investigation of sponsorship options;
- the letting of the construction contract to Gibson O'Connor Limited in the amount of \$11,670,765 (excluding GST), subject to any savings being negotiated. The contract figure included "provisional sums" (estimated costs for items that can only be accurately priced at the time of purchase) of \$929,000 (excluding GST);
- delegations were extended to the Director: City Enterprises (and in his absence the Chief Executive) to expend against the provisional sum items and further to authorise contract variations where contingency funding was available.

Following approval to award the contract, negotiations with Gibson O'Connor Limited were concluded and the contract awarded in the value \$11,522,414.00, with Provisional Sums (within this sum) adjusted to \$977,000.

Quarterly updates to Committee were also resolved.

STRATEGIC CONTEXT

Council's 1994 Leisure Strategy includes three action points that are relevant:

- 2.3.1 *Reflect the excitement of the west coast surf in development and promotion of fun pools and the Aquatic Centre through development of wave pools, fountains, paddling pools and interactive water play areas.*
- 3.2.4 *Add fun pool and hydroslide and range of fun activities for youth at the Aquatic Centre.*
- 3.2.5 *Café linked to "people place" location.*

The redevelopment will enhance the Henderson Creek corridor by providing an additional six-metre strip at the rear of the building by the stream that can be "reclaimed" as parkland. This will allow the relocation of the path further up the bank and also enable an improved edge treatment and interface between the Aquatic Centre, the path, and the stream. The proposed windows and closed-circuit television camera to the rear of the Centre will improve safety and surveillance of the area and McLeod's Crossing bridge, as well as improving its amenity value.

The project also has linkages to Council's 'First Call for Children' and 'Safer City' policies, and includes provision for the extension to the urban and regional cycleway network.

Collaborative Approach (Architecture and Art)

A key feature of this project has been the collaborative approach adopted by Council, its consultants, and the project's "lead artist" Virginia King. This has ensured that the whole concept has integrated the various architectural, artistic, and cultural features of the future facility to reflect the contextual themes inherent in Council's Leisure Strategy.

Sustainable Building Features

The design of the building and the pool plant and equipment has drawn on national and international experience and expertise to maximise the energy efficiency of the future facility. This includes allowance for the utilisation of rainwater for pool filter backwash and reuse in toilets. Pool water heating is to be augmented by a large array of solar panels located on the roof of the existing building, with further energy efficiencies gained from "run-around" heat reclaim coils for the ventilation system, heat pumps as a secondary heat source, and variable-speed pumps on pool water and circulation systems. This project was one of three finalists for the Institution of Professional Engineers of New Zealand (IPENZ) Environmental Award 2002 and won a merit award.

BUDGET

Element	Current Assessment of Cost
Design Services	\$1,157,515
Construction Contract - Current Forecast	\$11,803,108
Construction Contract Contingencies, including allowance for known or anticipated additional costs	\$325,941
Works Required by Resource Consent (Roading, Stormwater, etc)	\$166,187
Planning, Management, Artwork and Other Project-related Costs	\$852,766
Total Cost (excluding Wave Rider)	\$14,167,919
Wave Rider Allowance (estimate)	\$1,500,000
Wave Rider Contingencies and Project Management and Consultancy Costs	\$97,500
Total Cost (including Wave Rider)	\$15,765,419

Table 1: Updated Table of Cost Elements

Project Timetable Update

Early July 2001	-	construction commenced
Late September 2002	-	construction concludes
October 2002	-	upgraded facility opened to public

General Progress of Construction Contract

Key achievements since the November 2001 report have been:

- erection of approximately 60% of the structural steel supporting the roof;
- substantial completion of the Hydrotherapy, Lazy River and Adult Spa pool shells;
- erection of the Hydroslide stair structure;
- installation of Wave Pool under floor pipe work and pouring of Wave Pool floor and walls;
- completion of Mezzanine Floor;
- substantial completion of Water Storage Tank and Plant Room walls and top;
- near completion of additional Spectator Seating area in current complex;
- tender documents for the supply of Fitness Centre equipment have been distributed and responses are currently being evaluated;
- installation of services including plumbing to Changing Room areas.

Variation Orders Issued Update

Net variations totalling \$189,903 were reported at the November meeting. Additional major variations issued under delegated authority were:

- revisions to the stormwater and sanitary sewer drainage design due to existing services not on record drawings;
- diversion of sewer requiring thrusting under the Croquet Club green;
- structural steelwork modifications to address minor design changes;
- grouting of post-tensioning ducts in existing beams to allow demolition of one section;
- modifications to pool water supply and circulation pipe work and componentry to realise potential savings, while allowing future utilisation of rainwater in showers and wash hand basins;
- upgraded power supply cabling and components to allow additional capacity for selected plant and equipment loads.

PROJECT FINANCIAL STATUS UPDATE

Current project costs incurred and expenditure to date are summarised as follows:

Project Funding

Project Funding Allocated - Capital Expenditure	\$14,167,919
Project Funding Allocated - Operational Expenditure	\$30,000
Total Project Funding Available	\$14,197,919
Costs Incurred to Date (12 March 2002)	\$6,410,064.07

OTHER PROJECT MATTERS

Branding and Sponsorship

Over the past six to nine months staff have undertaken a branding exercise aimed at establishing an “identity” for the new Centre, from which marketing and promotional programmes will flow.

As informally reported to the Committee, four marketing/design companies were supplied a brief to develop broad concepts for a name/logo, etc. This followed an informal suggestion/survey of current users as to potential names and images, and these were provided to the prospective designers.

Ideas from the four companies were short listed and this was refined further following another survey of users (and after presentation to the Committee during the March site visit). The designers and their proposed brands are listed below in order of popularity (highest at the top):

Designer	Name/Brand
Pulse CPR	West Waves
Pulse CPR	Megazone
Pulse CPR	nrg
Gwizz Advertising	Waizone
Shattky & Shattky	Aquapark
20/20 Design	Blue Planet

Table 2: List of Designers and Submitted Names/Brands

The full complement of designs and different colour and style options of West Waves will be presented by Mr Grant Hodges from Pulse CPR at the meeting. It has been recognised that the use of “West” may not align with the current identity and direction of Waitakere City.

The proposed brand centres on a key feature of the new facility, namely the Wave Pool. It lends itself to “sub-branding” of zones within the facility such as the café, games area, and gym. The proposal sits well with the range of visitors the facility will attract, from the leisure and recreational clients to competitive swimmers and Fitness Centre users. The design is visually exciting with design elements that will help create compelling fresh environments that offer the customers a unique experience.

The preferred design is articulate in its message, but flexible enough to translate to all emerging media and stretch as the market stretches. With fine-tuning the new branding will ensure strong differentiation from the competition and truthfully represent the services that are relevant to the customer.

It is interesting to note that the current Waves Fitness Centre name was arrived at after a competition amongst Fitness and other Centre users in 1999.

A search of the internet has not revealed any duplication or copyright issues.

Later in April the facility will employ a full-time marketing/promotions/events manager. In the short term their primary responsibility will be to develop branding and promotions campaigns for implementation in the lead up to, and after, the opening of the new facility.

In tandem with the branding exercise has been an effort to attract sponsorship to the new facility. The aim was for any money to be used to augment marketing and advertising budgets rather than to fund capital or operational expenditure.

One of New Zealand's foremost corporate sponsorship organisations was briefed and asked to "scope" potential opportunities. Organisations were identified in a variety of sectors ranging from financial institutions to FMC brands (fast-moving-consumables), to the energy and finance sectors.

Companies targeted were selected on the basis of a "fit" with the key market demographics of the Aquatic Centre (young people and young families). Options for sponsorship partnerships range from naming rights through to on-site signage, exclusive product placement at other Council facilities, etc.

In an extremely tight sponsorship market the results have been disappointing. Staff are now continuing to canvas leads for both sponsorship of the overall facility and segments of it (such as the café, gym, etc). The Mayor has offered to assist in this project.

Parallel Projects (Roading)

Tenders received for the upgrading of the Sel Peacock Drive/Alderman Drive roundabout (\$87,000) have been evaluated and it is anticipated that it will be awarded by early April 2002. The Alderman Drive/Edmonton Drive roundabout upgrade (\$50,000) has been deferred awaiting further work on the Henderson revitalisation project proposal to link this corner with Trading Place.

CONCLUSION

This report has provided a summary of Council decisions with regard to the commencement and funding of the Aquatic Centre Upgrade as well as a second update for Council regarding the progress and current status and forecast financial projections for the project.

A new brand and logo is required to reflect the key features of, and target markets for, the redeveloped facility.

RECOMMENDATIONS

1. That the information be received.
2. That it be recommended to the City Development Committee that the preferred name branding and logo for the upgraded Aquatic Centre be focussed around the word "Waves".

Report prepared by: Doug Guthrie, Manager: Aquatic & Recreation Centre.

