Waitakere Sports Complex

Project Progress

Report to: **Waitakere City Council – Projects Special Committee (4 February 2004)**

Report from: **Waitakere Sports Complex Development Board (On the behalf of Waitakere Regional sports Trust)**

Report date: **21 January 2004**

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1.0 PURPOSE OF THE REPORT

The purpose of the report is to provide an update to the Waitakere City Council's Projects Special Committee on the progress of the various elements of the Waitakere Sports Complex project, including the financial status.

2.0 BACKGROUND

Waitakere Regional Sports Trust (Trust), in partnership with the Waitakere City Council (Council) is developing a multi purpose indoor Sports Complex, with two additional sports fields and an all weather athletic track to provide an integrated, affordable, convenient and accessible sporting, recreation and leisure experience for the community, with a focus on participation as well as hosting major events. Funding for the project has come from Council, ASB Charitable Trust, Waitakere Licensing Trust, Portage Licensing Trust, Lion Foundation, Douglas Pharmaceuticals Limited, Century Foundation, Genesis Energy, New Zealand Lotteries Commission, Waitakere Regional Sports Trust, a personal commitment from Bryan Heron and other corporate and gaming industry donors.

The original signed Charter between the Trust and the Council identified the project objectives and defined the basis for the relationship between Council and the Trust. The Charter also defined the Waitakere Sports Complex Development Board (WSCDB), which is an executive committee of the Trust charged with the implementation of the project.

At the Council meeting of 31 July 2002 a revised Charter was signed by the Trust, the Council, the Waitakere City Rugby & Athletic Sports Trust, the Waitakere City Rugby Football and Sports Club and the Waitakere City Athletic Club Inc. This encapsulated a considerably improved development scenario embracing those organisations, which necessitated the revision of that historic documentation to reflect the new proposal. However, the broad structure for legal implementation remained the same as the original Charter, subject to incorporation of the additional parties into the updated Charter.

The charter requires the WRST to provide ongoing update on the progress of the project to Council.

3.0 PROJECT PROGRESS

3.1 Construction Elements

The current project timeline shows the project completion date of July 2004. The works on site is progressing reasonably well, however as reported in July 2003, rain did affect progress in construction of the precast concrete panels. To date Canam Construction Limited has been granted 31 days of extension of time. With the requirement to constantly achieve cost savings by redesigning construction details and obtaining better sub trade prices, it is difficult to accelerate the construction and make up any of the lost time.

The construction works carried out to date includes:

- Completion of most of the concrete works;
- Completion of most of the structural steel work;
- Reasonable progress on the construction of the roof;
- The building cladding and work on windows has commenced;
- Internal carpentry works has commenced; and
- Fire protection, electrical and mechanical services works has commenced.

A progress report on the other keys aspects of the project is as follows:

- Sand field construction – the sand slitting, irrigation and sand carpet works are complete. One of the fields was sawn with Kikuyu cuttings prior to Christmas, which has resulted into reasonable grass growth and the other field was sawn in mid January. Both the fields will also be over sawn with Rye grass soon to ensure that the fields are ready for use when the Stadium opens.

- The all weather athletics track (AWAT) is currently under construction and is due for completion in April 2004. There has been a two month delay to this work, which resulted from some design guideline changes announced by the International Association of Athletics Federation (IAAF). A letter dated 22 December 2003 advising of this delay was circulated to all Councillors and other key stakeholders. The engagement of Young Consultants Limited to carryout the amended design and additional works due to the design changes has resulted in a cost overrun for this element of the overall project. This cost overrun is currently being quantified, however it is anticipated to be approximately $100,000.

- Carpark and external works construction will commence in February 2003 and should be complete by May 2004.

- Landscaping works around the building and carpark areas will be carried out in April/May 2004. The contract for all the landscaping works was negotiated and let to Techscape Limited on a basis of a sponsorship arrangement.

- Indoor stadium seats – this contract has been awarded to Audience Systems Limited, a UK based company. The work on the manufacture of the seating system components has commenced and will be delivered to the site in early 2004.

- Indoor stadium sports floor – the WRST has selected Hardwood Technology Limited, an Auckland company with their Junckers timber sports floor system (Denmark based company) as the preferred supplier and installer of the sports floor. This floor is similar to the one in the Massey Leisure Centre, with some modifications to account for the multi-use nature of the sports complex. This work will commence in April 2004.

- Sound and PA system – the contract for this has been let to The PA People Limited from Christchurch. Selected tenderers were invited to price for this work, which included three Auckland and one Christchurch company. The PA People Limited tender was the lowest conforming tender. The system is based on Electro Voice (EV) equipment, which is internationally recognised as a high quality system at an affordable price. The EV equipment has been extensively used in stadium projects overseas and in numerous New Zealand facilities including Jade Stadium, Westpac Trust Stadium, Waikato Stadium, Yarrow Stadium, Rotorua International Stadium, Rotorua Sportsdrome, Eden Park ASB Stand, Blenheim and Hawkes Bay indoor facilities.

- Kitchen and concession facilities – the contract for the design, supply and installation of the kitchen and concession equipments have been let to Wildfire Specialist Restaurant Systems Ltd (Wildfire). All equipment has been ordered and the installation is programmed for June 2004.

- Fit out items – contracts for all fit out items such as fitness centre, all sports, function centre and office equipment are currently being worked on. It is anticipated that all fit out contractual arrangements will be in place by the Mid March 2004 allowing for a lead time of three months for the delivery and/or installation of the items.

3.2 Operational Elements

Significant amount of work has been and is also being carried out on the operational elements of this project, which includes the governance and the management of the WRST and the Sports Complex.

The following is a brief summary of these:

- Governance of the WRST
  Through an Electoral College process, a new Waitakere Regional Sports Trust board has been selected and established. The members of the new board are: Ross Dallow (Chairperson), Chris Timms (Deputy Chairperson), Eynon Delamere*, Val Dorling*, Brent McAnulty*, Nick Schouten* and Graham Wakefield*. (* New board members).

- Management of WRST and Sports Complex
  Garry Calvert has been appointed as the Chief Executive Officer (CEO) of the Sport Waitakere and The Trusts Stadium. The recruitment of other key personnel for The Trusts Stadium is currently underway.

- Branding
  The branding work for The Trusts Stadium, the Fitness Centre and Sports Waitakere is currently under way. A presentation of the proposed Fitness Centre name and logo, The Trusts Stadium logo and the new Sport Waitakere Logo will be made at the committee meeting.

- Catering
  Montana Catering Limited has withdrawn their interest as the caterers for the sports complex due to personal reasons. Four organisations have expressed interest in the catering contract for The Trusts Stadium and discussions are currently being held with two of these groups. On the strength of discussions to date, we anticipate entering into a catering contract with one of these groups by the end of February 2004.

- Sports User Groups
  The WRST are in the process of jointly documenting long-term legal agreements with Netball Waitakere Incorporated, Waitakere Basketball and Waitakere-Auckland Volley as the core user groups at the Sports Complex.

- Other Events
  Strong interest is being shown by various promoters and organisations for holding significant events at the Sports Complex. This will not only provide a commercial return for the Sports Complex, it will bring sizable revenue into the City as a whole. As part of the WRST's business planning and user group discussions, the WRST has decided on a policy to dedicate no more then 20% of the available time to events. This will ensure that the community use is maintained as the most important and significant use of the facility and at the same time the revenue generated through events will help keep the user charges at an affordable rate.

4.0 FINANCIAL STATUS

A financial status report will be presented at the committee meeting detailing the project costs, the savings achieved from the Canam Construction Limited contract and the funds raised. These details contain a number of confidential elements, which are a result of either confidentiality agreements with other parties or commercially sensitive information pertaining to current negotiations.

The WSCDB requests that the general public be excluded from this part of the presentation.

5.0 CONCLUSION

That the Waitakere Regional Sports Trust and the Waitakere Sports Complex Development Board are satisfied with the progress on all aspects of the project to date. The project is generally on track for completion in mid 2004.

Report prepared by:

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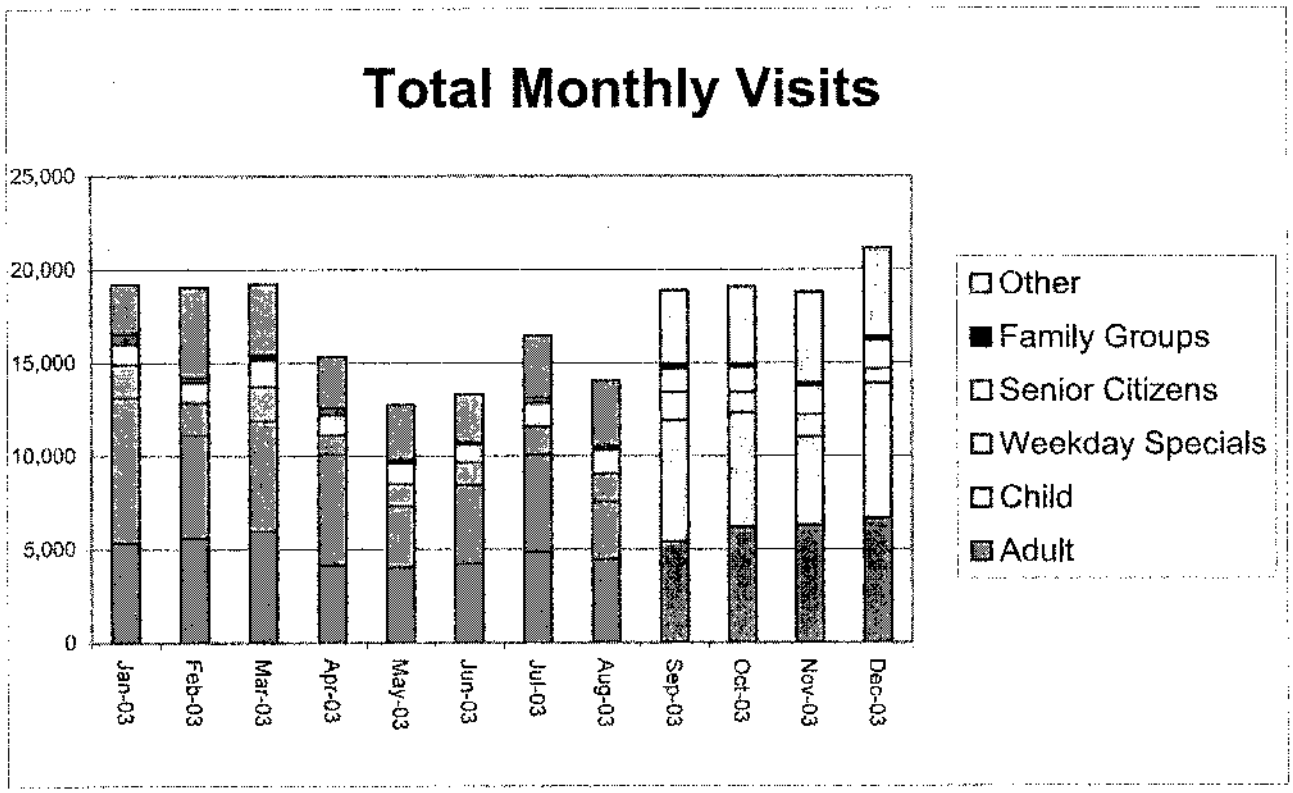
Suresh Nagaiya – Project Manager, Waitakere Sports Complex

APPENDIX 1 - Total Casual Visits per month.



APPENDIX 2 - Current Usage Summary

	Total	Average/Day	Note
Casual Visits	230,000	630	Range is 500 to 1200 depending on Weekends / holidays etc
Hydroslide	60,000*	165*	Charged for separately. *Not counted in total below
Clubs and Users	100,000	400	Groups such as West Auckland Aquatics, Northern Regional Diving, New Zealand Waterpolo
Rec Centre and Hire Groups	115000	320	Includes Hire Groups, Casual Use and programs
Fitness Centre	125,000	340	Based on 1200 members attending twice per week
Swim School (Unit Visits)	50,000	200	1200/week, 50 weeks/year
Schools	10,000	50	5 days/week, 40 weeks/year
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