

SOUTH WAIRARAPA DISTRICT COUNCIL

10 DECEMBER 2014

AGENDA ITEM B1

MARTINBOROUGH COMMUNITY CENTRE PROJECT

Purpose of Report

To seek councillor approval to move into stage 2 of the Martinborough Community Centre project.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Note the cost estimates are in line with previous forecast and that the core build is projected to cost \$5.2M.*
3. *Approve commencement of phase two, lodgement of funding application to lotteries.*
4. *Note that another decision point will be at the time the lotteries application is known.*
5. *Approve the expenditure of up to \$60,000 in the first two months of 2015, with approval of the detailed design and any early appointment of main contractor to occur after the E&CCT decision and further funding update is known.*
6. *Approve that this \$60,000, if approved, will be underwritten by land and building assets if the project does not go ahead.*

1. Executive Summary

Council agreed to a staged approach to the Martinborough Community Centre project as part of the 13/14 Annual Plan and committed \$325,000 to develop a detailed design and quantity surveyor's costing and a verbal commitment to move funds from phase 3 of the project to occur earlier in phase 1-2c in order to complete the work needed to apply for grants. This work has been completed on schedule and Council now has to decide whether to proceed to the next stage. The preliminary detailed design building costs are in line with the high-level cost budget of \$5.2M and are shown in Appendix 1.

There are three key decision points for this project.

Firstly the decision that arises out of this paper, can the build be achieved at \$5.2M or under following detailed design and quantity surveyor costings. \$325K was set aside to reach this decision point (and for parts of decision point two around the lodgement of funding applications.

Secondly the level of grant and other funding that is achieved, and Thirdly the actual quotations that are received. No funding was allocated to either of these decision points

In terms of decision point 1, the build is anticipated to come in at \$5.08M, which includes a contingency of \$358K.

There is a request for further funding up to \$60,000 to allow the project to keep some momentum. This request is somewhat at odds with the previously agreed decision points and funding allocated to those decision points.

Funding for these decision points has been underwritten from the proceeds of land and buildings in Martinborough and surrounds. Note that again, this \$60,000 is not additional spend, it is within the overall budget – it is a cashflow and timing matter.

This additional request is for work that would be lost if the project does not go ahead and

A project overview including details of funds raised to date are shown in Appendix 2.

A detailed analysis of project budget by phase and expenditure to date is shown in Appendix 3.

2. Conclusion

This report seeks Council commitment to move into an early phase 3 stage of the project.

3. Appendices

Appendix 1 – Martinborough Community Centre Cost Estimate Update

Appendix 1 – Martinborough Community Centre Funding and Project Update

Appendix 3 – Martinborough Town Hall Community Centre Actual Expenditure vs Budget

Contact Officer: Paul Crimp, Chief Executive Officer

Appendix 1 – Martinborough Community Centre Cost Estimate Update

Martinborough Town Hall & Community Centre

As at 1 December 2014



Warren & Mahoney Preliminary Design

New Building	\$	2,689,867
Work to Existing Building	\$	952,800
Contingency on New	8%	\$ 215,189
Contingency on Work to Existing	15%	\$ 142,920

Building Budget

\$ 4,000,776 Note 1

WAM Fee Submission

	Core	Landscaping	
WAM	\$ 263,949	\$ -	
Wraight	\$ -	\$ 105,553	
Ecubed	\$ 97,000	\$ -	
Holmes	\$ 203,000	\$ -	
WAM Management	\$ 42,328	\$ 7,922	
Fire & Acoustic	\$ 10,250		
Geotech	\$ 12,500		
Disbursements	\$ 14,100	\$ 2,305	
	\$ 643,127	\$ 115,780	\$ 758,906

Consultants Fees

\$ 4,643,903

Other Costs

Fees to Aug 2014	\$ 105,430
SGL	\$ 198,129
Vicky Read	\$ 85,800
Rawlinsons	\$ 72,000
Resource Consent	\$ 25,000
Building Consent	\$ 55,000
Fee Contingency	\$ 20,000
	\$ 561,359

TOTAL for Core Project (excl GST)

\$ 5,205,262

Overall contingency shaded above is \$378,109 which equates to approx 10% of construction

Elemental Estimate Summary

RAWLINSONS



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
	NEW WORKS				
1	NOTE: For the purposes of this estimate no external works beyond the footprint of the proposed building have been included in new works.				
2	Site preparation				67,066
3	Substructure				212,587
4	Frame				147,740
5	Structural walls				11,334
6	Roof				427,211
7	External walls and external finish				170,368
8	Windows and external doors				253,010
9	Stairs and balustrades				7,866
10	Partitions				80,300
11	Internal doors				54,100
12	Floor finishes				60,802
13	Wall finishes				53,146
14	Ceiling finishes				86,897
15	Fittings and fixtures				175,082
16	Sanitary plumbing				54,300
17	Mechanical services				199,835
18	Fire services				20,409
19	Electrical services				218,238
20	Special services				12,300
21	Drainage				37,050
22	P&G 8%				187,971
23	Margin 6%				152,257
24	Contingency 8%				215,189
	EXISTING BUILDING WORKS				
25	Strengthening works				489,314
26	Windows and doors				11,000
27	Fittings and fixtures				43,000
28	Mechanical services				1,700
29	Fire services				9,700
30	Electrical services				53,451
31	Refurbishment				74,119
32	Allowances				150,000

Elemental Estimate Summary



Project: Martinborough Town Hall		Details: W&M 1 December 2014	
Building: Martinborough Town Hall			

Item	Description	Quantity	Unit	Rate	Total
33	P&G 8%				66,583
34	Margin 6%				53,932
35	Contingency 15%				142,920
					4,000,776



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
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NEW WORKS

NOTE: For the purposes of this estimate no external works beyond the footprint of the proposed building have been included in new works.

Site preparation

1	Allowance to demolish back of house including roof, fitout, services and substructure	73	m2	150.00	10,971
2	Break out auditorium wall for new doors	15	m2	90.00	1,350
3	Remove exterior stair	2	No	1,500.00	3,000
4	Clear 100mm topsoil/grass off works area	630	m2	5.00	3,150
5	Bulk excavation approx 200mm deep	127	m3	25.00	3,175
6	Compacted hardfill approx 1200mm deep	757	m3	60.00	45,420

67,066

Substructure

1	Sand blinding and DPM	620	m2	8.00	4,961
2	Underslab insulation	620	m2	15.00	9,301
3	125mm slab including reinforcing and finish	620	m2	140.00	86,813
4	Concrete 180mm x 900mm perimeter footing/retaining wall including reinforcing and tanking	137	m	240.00	32,861
5	300mm x300mm ground beams including reinforcing	183	m	105.00	19,188
6	Allowance for internal load bearing wall footing including reinforcing (TBC)	68	m	85.00	5,792
7	Allowance for block wall strip footing including reinforcing (TBC)	16	m	100.00	1,590
8	Allowance for double 3m long 600mm dia concrete piles including pile cap and reinforcing	5	No	3,770.00	18,850
9	Allowance for single 3m long 600mm dia concrete piles including pile cap and reinforcing	15	No	2,035.00	30,525
10	Allowance to connect new to existing footing using D12 dowels at 450mm cntrs	45	m	60.00	2,707

212,587

Frame

1	406x12.7 CHS including connections	7,380	kg	12.00	88,560
2	140x5.4 CHS including connections	591	kg	12.00	7,092
3	89x6 CHS including connections	309	kg	12.00	3,708
4	Grout filling to CHS posts	9	m3	580.00	5,220
5	200x25 UB including connections	4,145	kg	8.00	33,160



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
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Frame

(Continued)

6	Allowance for steel frame support to skylight	1	Sum	10,000.00	10,000
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147,740

Structural walls

1	190mm masonry block wall including reinforcing and mortar filling	57	m2	200.00	11,334
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11,334

Roof

1	245mm x 45mm roof framing including insulation	270	m2	80.00	21,619
2	245mm x 63mm LVL roof purlin framing	616	m2	120.00	73,920
3	LVL roof beams (dims TBC)	41	m	90.00	3,706
4	Timber roof beams (dims TBC)	65	m	55.00	3,571
5	540mm x 180mm glulam beams including connections	493	m	300.00	147,864
6	Membrane roof including ply substrate	121	m2	220.00	26,642
7	Allowance to form membrane roof parapet including cap flashing	62	m	90.00	5,561
8	Trough section profiled roofing including paper/wire and flashings	509	m2	80.00	40,722
9	Skylights including all flashing, frames and hardware	26	m2	1,200.00	31,068
10	Allowance to form seismic gap	29	m	200.00	5,896
11	Timber batten canopy roof including frame	89	m2	400.00	35,660
12	Allowance for cladding to lower level roofs under main roof	101	m2	220.00	22,235
13	Form soffit including framing, lining and finish	67	m2	130.00	8,746

427,211

External walls and external finish

1	Timber framed exterior walls including insulation	153	m2	70.00	10,718
2	Cedar batten screens to glazed exterior walls including frame	229	m2	400.00	91,600
3	Allowance for exterior shiplapped cedar cladding to timber walls including finish and cavity system	210	m2	205.00	43,050
4	Allowance to make good new to existing junction between back of house/store, new library and existing building	1	Sum	25,000.00	25,000

170,368

Windows and external doors

1	Glazed low E exterior walls including frames at ground level	144	m2	750.00	108,000
2	Double wall acrylic glazing product at high level	164	m2	600.00	98,100
3	Allowance for structural support to glazed walls	164	m2	60.00	9,810
4	Allowance for manifestations to glazed exterior walls	1	Sum	2,500.00	2,500
5	New exterior single door including frame and hardware	2	No	1,800.00	3,600
6	Louvre double doors to service room	1	No	5,000.00	5,000



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
Windows and external doors					<i>(Continued)</i>
7	New exterior glazed entrance double door	2	No	4,000.00	8,000
8	Glazed single sliding door	3	No	3,000.00	9,000
9	Glazed double entry door including frame and hardware	1	No	3,000.00	3,000
10	Pair of gates to rubbish store including frame	4	No	1,500.00	6,000
					253,010

Stairs and balustrades

1	New stair to stage floor including landing	1	No	6,000.00	6,000
2	Handrail to stair	6	m	300.00	1,866
					7,866

Partitions

1	Timber framed partitions	297	m2	45.00	13,358
2	Glazed partitions including frames	33	m2	550.00	17,914
3	Allowance for manifestations to glazed partitions	1	Sum	1,500.00	1,500
4	Interior timber screens	61	m2	350.00	21,305
5	WC partitions including doors	5	No	1,800.00	9,000
6	Operable wall including frame	13	m2	1,200.00	15,240
7	Strapping to block walls including insulation	57	m2	35.00	1,983
					80,300

Internal doors

1	Interior single door including frame and hardware	12	No	1,000.00	12,000
2	Interior double door including frame and hardware	2	No	1,800.00	3,600
3	Interior glazed single door including frame and hardware	3	No	1,500.00	4,500
4	Interior glazed double entrance door including frame and hardware	1	No	3,000.00	3,000
5	Double bifold doors	1	No	3,000.00	3,000
6	Allowance for slide out security grille between library and lobby/hall	1	No	18,000.00	18,000
7	New doors from auditorium to foyer including hardware	4	No	2,500.00	10,000
					54,100

Floor finishes

1	Carpet	332	m2	60.00	19,901
2	Vinyl	23	m2	120.00	2,777
3	Tiles	32	m2	120.00	3,802
4	Rubber flooring to service areas	4	m2	135.00	564
5	Allowance for slab grind and clear coat to cafe/foyer and gallery hallway	203	m2	155.00	31,403



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
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Floor finishes

(Continued)

6	Mat wells	9	m2	250.00	2,355
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60,802

Wall finishes

1	GIB lining to walls including plaster/paint	724	m2	55.00	39,820
2	Extra over for GIB Aqualine to wet areas	115	m2	10.00	1,146
3	Tiles to wet area walls	81	m2	120.00	9,720
4	Acoustic insulation	164	m2	15.00	2,461

53,146

Ceiling finishes

1	Suspended ceilings to interior roofs and back of house including lining and paint finish	201	m2	90.00	18,090
2	Allowance for timber sarking/sheet to high level LVL frame	459	m2	150.00	68,807

86,897

Fittings and fixtures

1	NOTE: All soft/loose furniture and whiteware excluded				
2	Allowance for I-site desk	1	No	15,000.00	15,000
3	Allowance for cafe counter	1	No	20,000.00	20,000
4	Allowance for cafe bench/fridge unit	1	No	20,000.00	20,000
5	Allowance for library reception counter	1	No	20,000.00	20,000
6	Allowance for library computer bench	1	No	6,000.00	6,000
7	Allowance for nurse work station	1	No	1,500.00	1,500
8	Allowance for library admin work stations	2	No	1,500.00	3,000
9	Allowance for plunket kitchenette including safe storage area	1	No	12,000.00	12,000
10	Allowance for tea area kitchenette - excluded	1	No	0.00	
11	Allowance for toy store shelving	1	No	5,000.00	5,000
12	Accessible kit to WC	1	No	650.00	650
13	Change table to WC	1	No	1,500.00	1,500
14	Allowance for mirrors to WC's	5	No	400.00	2,000
15	Allowance for hand dryers	3	No	1,200.00	3,600
16	Allowance for soap dispensers	3	No	150.00	450
17	Allowance for community notice board	1	No	2,500.00	2,500
18	Allowance for interior signage	1	Sum	15,000.00	15,000
19	Allowance for exterior/entry signage	1	Sum	20,000.00	20,000
20	Allowance for after hours book return slot and box	1	No	2,500.00	2,500



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
Fittings and fixtures					(Continued)
21	Allowance to reuse library shelving approx 2m tall double sided including re surface and seismic bracing	33	m	250.00	8,328
22	Allowance to reuse library shelving approx 2m tall single sided including resurface and seismic bracing	9	m	200.00	1,774
23	New double sided library shelving	6	m	380.00	2,280
24	Allowance for local book/magazine area	1	Sum	12,000.00	12,000

175,082

Sanitary plumbing

1	Allowance to bring water reticulation to new area including upgrading hot water supply and back flow protection	1	Sum	15,000.00	15,000
2	WC	7	No	1,800.00	12,600
3	Wash hand basin including tapware	7	No	1,200.00	8,400
4	Single urinal	4	No	900.00	3,600
5	Plunket sink including tapware	1	No	1,500.00	1,500
6	Shower to accessible WC	1	No	2,500.00	2,500
7	Cleaners sink including tapware	1	No	1,500.00	1,500
8	Cafe sink including tapware	1	No	1,500.00	1,500
9	Allowance to connect plumbing items to water supply	22	No	350.00	7,700
10	Relocation of existing water main by others		Note		

54,300

Mechanical services

1	Allowance for large VRF units	5	No	12,000.00	60,000
2	Allowance for small VRF units	2	No	2,000.00	4,000
3	Allowance for VRF ducting including diffusers	105	m2	120.00	12,600
4	Allowance for wall large wall mounted heaters	3	No	1,200.00	3,600
5	Allowance for small wall mounted heaters including connection	2	No	800.00	1,600
6	Allowance for large outdoor unit	1	No	45,000.00	45,000
7	Allowance for WC extract diffusers including ducting	9	No	250.00	2,250
8	Allowance for WC extract fans	2	No	6,000.00	12,000
9	Allowance for actuated system to wall windows including connection to MCC	11	No	1,200.00	13,200
10	Allowance for actuated system to skylights including connection to MCC	1	No	1,500.00	1,500
11	Ceiling fans	4	No	400.00	1,600
12	Allowance for electrical work to mechanical	10	%		15,735
13	Allowance for controls to mechanical including MCC	12	%		18,882

Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
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Mechanical services

(Continued)

14	Allowance for builders work to mechanical	5	%		7,868
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199,835

Fire services

1	Allowance for new fire alarm system including smoke detectors and call points to new areas	583	m2	35.00	20,409
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20,409

Electrical services

1	Allowance to bring power supply to new DB	1	Sum	12,000.00	12,000
2	Allowance for new main DB including connection	1	Sum	5,000.00	5,000
3	Allowance for new lighting to new areas	583	m2	120.00	69,974
4	Allowance for new data reticulation to new areas including wifi hotspot to new building	583	m2	70.00	40,818
5	Allowance for new electrical reticulation to new areas	583	m2	130.00	75,806
6	Allowance for running in floor services approx 2m long	2	No	500.00	1,000
7	Allowance for new data cabinet	1	No	10,000.00	10,000
8	Emergency exit signs	13	No	280.00	3,640
9	Provision of all works related to transformer - by others		Note		

218,238

Special services

1	Allowance for security system to new areas	1	Sum	12,000.00	12,000
2	CCTV camera to monitor children's area including screen at library counter (installation cost only)	1	No	300.00	300

12,300

Drainage

1	Allowance to connect new building to existing drains	1	Sum	25,000.00	25,000
2	Floor wastes	5	No	250.00	1,250
3	Allowance to connect plumbing items to building drains	24	No	450.00	10,800
4	Relocation of existing sewer drains by others		Note		

37,050

P&G 8%

187,971

Margin 6%

152,257

Contingency 8%

215,189



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
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EXISTING BUILDING WORKS

(Continued)

Strengthening works

1	Carefully remove floor boards from supper room and kitchen for reuse	137	m2	40.00	5,486
2	Remove ceiling from kitchen/supper room	137	m2	40.00	5,486
3	Remove ceiling from foyer	42	m2	40.00	1,675
4	Remove ceiling from stage	88	m2	40.00	3,533
5	Allowance to demolish exterior WC to the side of supper room	1	No	7,500.00	7,500
6	Remove fire places from supper room including chimney	3	No	1,500.00	4,500
7	Allowance to remove interior WCs from foyer/supper room	1	Sum	3,000.00	3,000
8	Allowance to remove existing steel frame in foyer	1	Sum	3,000.00	3,000
9	Allowance to remove concrete beam in kitchen ceiling	1	Sum	1,000.00	1,000
10	New 500mm x 600mm ground beams including demolition, excavation, concrete, reinforcing and make good	82	m	590.00	48,333
11	175mm spray concrete to existing walls including wall prep, reinforcing and paint	219	m2	410.00	89,696
12	150mm spray concrete to existing walls including wall prep, reinforcing, plaster and paint	139	m2	460.00	63,816
13	Timber overlay wall to existing brick wall including fixings/anchors, strapping, lining and paint	79	m2	125.00	9,813
14	Demolish and rebuild floor in kitchen/supper room to new height including new pile foundation and floor joists	137	m2	160.00	21,942
15	Relay flooring in kitchen and supper room (70%)	96	m2	45.00	4,320
16	New timber flooring to kitchen and supper room (30%)	42	m2	140.00	5,880
17	New ceiling diaphragm to kitchen/supper room	137	m2	150.00	20,571
18	New ceiling diaphragm to foyer	42	m2	150.00	6,281
19	New suspended ceiling to kitchen/supper room including lining, paint and make good	137	m2	85.00	11,657
20	New suspended ceiling to foyer including lining, paint and make good	42	m2	85.00	3,559
21	Remove linings and services from mezzanine soffit	40	m2	50.00	1,997
22	Structural steel frame to mezzanine floor including fixings	4,200	kg	8.00	33,600
23	Allowance to make good framing/floor to mezzanine floor around steel	40	m2	40.00	1,598
24	New suspended ceiling to mezzanine soffit	40	m2	85.00	3,395
25	Allowance to brace brick parapet above supper room	1	Sum	10,000.00	10,000
26	460UB to stage ceiling including fixings	1,780	kg	9.50	16,910
27	100EA to stage ceiling including connections	534	kg	8.00	4,272



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
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Strengthening works

(Continued)

28	150SHS to stage ceiling including connections	185	kg	8.00	1,480
29	Allowance for proscenium arch portal	1	Sum	45,000.00	45,000
30	125SHS to foyer portal including connections/fixings	1,113	kg	9.00	10,017
31	Allowance to upgrade stage connections	1	Sum	20,000.00	20,000
32	Allowance to upgrade timber truss/ceiling diaphragm connections	1	Sum	20,000.00	20,000

489,314

Windows and doors

1	Allowance to refurbish exterior doors and windows in existing building	8	No	500.00	4,000
2	Allowance to upgrade double doors to auditorium to acoustic doors	1	No	4,000.00	4,000
3	Allowance to relocate auditorium main door including make good	1	Sum	3,000.00	3,000

11,000

Fittings and fixtures

1	Allowance for new kitchen (reusing appliances)	1	Sum	25,000.00	25,000
2	Allowance to install servery from kitchen to supper room	1	Sum	10,000.00	10,000
3	New stairs to stage including demolition, make good and all associated fittings/hardware	1	No	8,000.00	8,000

43,000

Mechanical services

1	Allowance for new extract to kitchen	1	No	1,700.00	1,700
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1,700

Fire services

1	Allowance to upgrade fire alarm system in existing areas	485	m2	20.00	9,700
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9,700

Electrical services

1	Allowance to upgrade existing sub DBs	3	No	1,000.00	3,000
2	Allowance to upgrade existing lighting in existing areas	485	m2	70.00	33,950
3	Allowance to upgrade existing data reticulation in existing areas (excludes auditorium)	206	m2	40.00	8,250
4	Allowance to upgrade existing electrical reticulation in existing areas (excludes auditorium)	206	m2	40.00	8,250

53,451

Refurbishment

1	NOTE: Some walls and ceilings are excluded from repaint as they are resurfaced in structural work				
2	INTERIOR				



Project: Martinborough Town Hall
Building: Martinborough Town Hall

Details: W&M 1 December 2014

Item	Description	Quantity	Unit	Rate	Total
Refurbishment					<i>(Continued)</i>
3	Repaint auditorium ceiling	268	m2	25.00	6,696
4	Sand and reseal auditorium floor	268	m2	40.00	10,714
5	Repaint auditorium walls	446	m2	25.00	11,140
6	Repaint foyer walls	154	m2	25.00	3,846
7	Sand and seal kitchen/supper room floors	96	m2	40.00	3,840
8	Sand and seal foyer floors	42	m2	40.00	1,690
9	EXTERIOR				
10	Repaint exterior walls including prep	497	m2	30.00	14,920
11	Allowance for roof/gutter repairs and maintenance	451	m2	25.00	11,274
12	Allowance for scaffold	1	Sum	10,000.00	10,000

74,119

Allowances

1	Allowance for exterior crack repair and general works (TBC)	1	Sum	50,000	50,000
2	Allowance for additional refurbishment to auditorium (TBC)	1	Sum	40,000	40,000
3	Allowance for disruption to services due to structural work	1	Sum	30,000.00	30,000
4	Allowance for make good works due to new floor height in kitchen/supper room	1	Sum	30,000.00	30,000

150,000

P&G 8%

66,583

Margin 6%

53,932

Contingency 15%

142,920

Estimate Total

4,000,776

Appendix 2 – Martinborough Community Centre Funding and Project Update

MARTINBOROUGH COMMUNITY CENTRE

FUNDING AND PROJECT UPDATE

(All figures are GST exclusive)

FUNDING

- Mayor Adrienne Staples, CEO Paul Crimp, Councillor Max Stevens, Steve Bramley (SGL) and Vicky Read (MCC Project Co-ordinator) presented to the Trust House Board on 21 October. The presentation went well, subsequent feedback was well received, but Trust House was only in a position to grant \$150,000 at this time. Council can apply again in 12 months' time, and from subsequent feedback from several discussions believe there will be favourable support for potentially a grant at a similar level
- Eastern and Central Community Trust application was submitted by the closing date on 21 November. The application was submitted for \$400,000, with \$300,000 requested towards the core project and \$100,000 towards playground features. Decision will be known by the end of January 2015.
- To date the equivalent of \$1,302,750 cash has been pledged (which includes a bequest pledge of \$100,000), with the gift profile as per the table below. Cattle drive pledges are included in the above figure (currently estimated at \$42,250). MAMIL recently raised \$7,500
- Recognition options for gifting at the \$5k, \$3k and \$1k level are being developed. Many other community fundraising events are also planned.
- An application to the Lottery Community Facilities Fund will be submitted by mid-February 2015.

GIFT PROFILE BY LEVEL							
(As at 30 November 2014)							
Gift Level (\$)	100k+	50k+	25k+	15k+	5k+	Less than \$5k	TOTAL
# of Gifts by Level	4	5	12	9	14	23	67

- The overall proposed funding profile as listed in the last Project Update is reproduced below. To achieve required funding, the Funding Committees are totally focused on achieving \$1.7+ million from local funding.

CAPITAL FUNDING PROFILE			
Funding Source	Minimum \$000s	Target Level	High Level \$000s
Individuals, Businesses, Public, Fundraising, Plunket, Lions	1,500		1,800
Community Grants (Trust House, E&CCT, Lottery Board)	1,000 150 from Trust House Oct '14		1,450
SWDC	3,250 Commitment in principle subject to final level of asset sales		3,250
TOTAL	5,750		6,500

CAPITAL FUNDING SUMMARY FOR CORE PROJECT COST	
Description	\$000s
Core Project Cost	5,200
Current Confirmed Community Funding	1,302
SWDC	3,250
Remaining Funding Required to Achieve Core Project Cost	648

PROJECT OVERVIEW

Design Team Fees

- Resolution of the final Design Team's fees has taken longer than ideal.
- In the original fee proposal, the only fee item not locked down was the structural fees, which were to be determined after the concept design stage. Fee agreement was reached on 31 October 2014, however that agreement has meant that the current build contingency has been reduced.

Resource Consent

- Resource consent was lodged on 24 November 2014. One person has not signed their consent, and Murray Buchanan was seeking a meeting to resolve his concerns over Council licencing arrangements. A couple of others, although repeated attempts to contact, did not respond either way.
- Now with SWDC to make a decision regarding the type of notification that is necessary. Due to the parking changes made to the plan, it may be that limited notification is not necessary.

Overall Project Cost and Cashflow

- Based on Preliminary Design information, in the last 10 days Rawlinsons Quantity Surveyors has completed a full cost review, which is attached. The core project remains within budget at an estimated cost of \$5,205,262, with a build contingency of \$358,109 or approximately 10% (9.8%). – see Rawlinsons Core Project Elemental Cost Summary dated 1 December 2014.

- The projected expenditure by 15 January 2015 is expected to fall within the approved budget, i.e. after receipt of the WAM proposal, earlier this year Council approved payment of \$325,000 plus \$83,000 in this first six month period (from 1 July 2014 to 31 December 2014), i.e. up to \$408,000. Projected expenditure for this period is expected to be about \$401,000.
- From recent discussions by the Project Control Group, early main contractor involvement is favoured, i.e. to select a main contractor early (in February 2015) by invited tender for preliminary and general and margin basis, with the contractor to then operate on an open book basis with all sub-contractors to be tendered in July 2015. This type of approach would have the main contractor having early input to design and potentially improved design efficiencies being achieved, and also more likely to provide improved cost clarity.
- The cash flow implication of this approach may see say a further \$25,000 payment pre- 30 June 2015 to the main contractor, though in other contracts of this nature often the main contractor can waive any fee payment during this initial phase. This option is being discussed with the SWDC CEO, to be further investigated by the PCG before February, with a recommended course of action by early February 2015.
- With the overall increase in the level of design team fees, the total costs for the first six months of 2015 (up to about 30 June 2015), to the point of readiness to tender all sub-contractors, is estimated to be \$427,943 – see Rawlinsons Fee Summary by Phase dated 1 December 2014, and specifically summary for “Phase 3 – Jan to July 2015”.

CHARITABLE TRUST

- A Deed of Trust for the Martinborough Community Centre Charitable Trust, with proposed charitable status to receive personal donations, is being prepared by Gawith & Co, and we have asked to be submitted to the Charities Commission before Christmas.
- The Deed of Trust objects have been prepared to provide the flexibility for the Trust to potentially take a wider community facility ownership, governance and management role if appropriate in the future.

SPECIFIC APPROVAL

- Approval to spend up to a further \$60,000 in the first two months of 2015, with approval of the detailed design and any early appointment of main contractor to occur after the E&CCT decision and further funding update is known.

Appendix 3 – Martinborough Town Hall Community Centre Actual Expenditure vs Budget

Martinborough Town Hall & Community Centre

As at 1 December 2014



Warren & Mahoney Preliminary Design

ACTUAL SPEND vs BUDGET

Combined Budget	Overall	Phase 1-2c	Phase 3	Phase 4-5
Costs to 30 June 2014	104,259			
Rawlinsons	72,000	14,400	14,400	43,200
SGL	198,129	70,284	63,888	63,957
Vicky Read	85,800	19,800	17,160	48,840
Design Team	736,155	263,560	260,495	213,099
Resource Consents	25,000	25,000	-	-
Building Consents	55,000	-	40,000	15,000
Early Contractor Involvement	25,000		25,000	
Contingency	20,000	7,000	7,000	6,000
	1,321,343	400,044	427,943	390,096

By Phase

Phase 1-2c (from above) to Jan 2015	Budget	to 30 Nov 14 (SWDC accounts)	remainder of phase
Rawlinsons	14,400	2,800	11,600
SGL/Vicky Read	90,084	45,042	45,042
Design Team	263,560	132,037	131,523
Resource Consents	25,000	2,823	22,177
Building Consents	-	-	-
Early Contractor Involvement	-	-	-
Contingency	7,000	6,581	419
	400,044	189,284 <i>Paid</i>	210,760 <i>pending payment by end of Jan 15</i>

Phase 3 (from above) Jan 2015 - July 2015	Budget
Rawlinsons	14,400
SGL	63,888
Vicky Read	17,160
Design Team	260,495
Resource Consents	-
Building Consents	40,000
Early Contractor Involvement	25,000
Contingency	7,000
	427,943 <i>Due Jan to July 2015</i>

Costs to Date (from SWDC Accounts)

Costs to 30 June 2014	104,259
Costs to 30 Nov 2014	189,284
Total Expended to Date	293,543

Martinborough Town Hall & Community Centre

As at 1 December 2014



Warren & Mahoney Preliminary Design

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