

Submission by Simon Byrne

Submitter 56

Viable Options

Municipal Building – 3 ways to keep it

- Fix it and demolish the old Town Hall attached to it
- Fix it and attach a new Town Hall to it.
- Fix it, extend it, and attach a new Town Hall to it

My personal view is :

- Retain the Municipal Building (but only if the cost is reasonable).
- Demolish the current Town Hall (it is ugly and end of life)
- Do not build a new Town Hall (at the required 2812m², the site is not big enough anyway).
- If no practical use for the Municipal Building by the council is identified, the existing buildings should be sold (with sufficient parking for likely use (see note))
- At least keep the façade, with any build option.

Note: Council should obtain any necessary resource consents to demolish part of the façade before selling.

Civic Centre Options – Council Meeting June 2019

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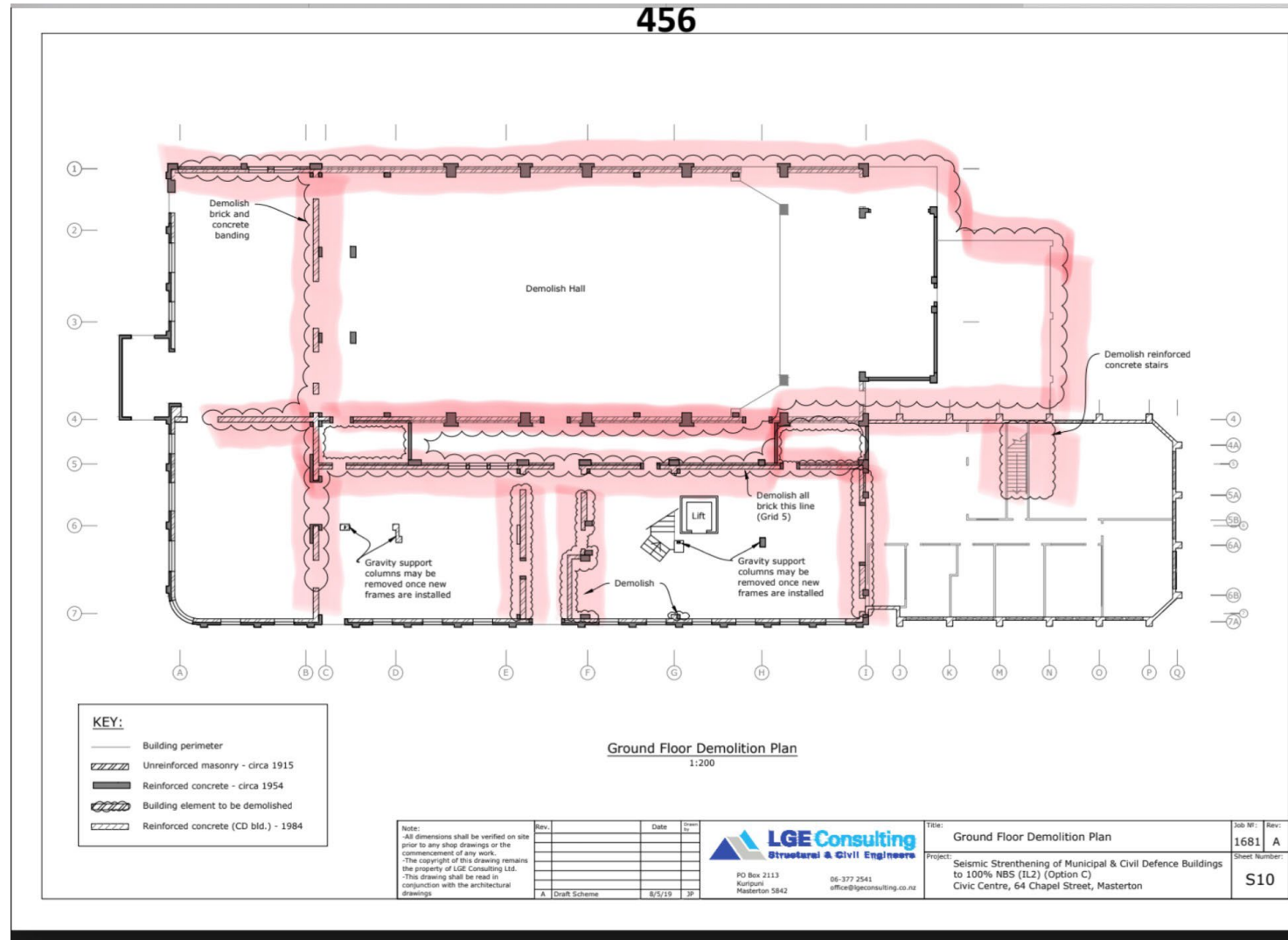
127/19PE

To:	Your Worship and Elected Members
From:	Kathryn Ross, Chief Executive
Date:	26 June 2019
Subject:	Civic Centre Options
DECISION	
Recommendation:	
That Council:	
<ul style="list-style-type: none">a) Notes the information and recommendations of the Steering Group contained in Report Civic Centre Options 127/19PE.b) Agrees to consult the public using the special consultative procedure<ul style="list-style-type: none">i. on not proceeding with a Civic / Events Centre at this time due to the lack of demonstrated need and costii. on complete demolition of all buildings on the site in the interimc) Requests staff to prepare a Statement of Proposal (and associated material) to not proceed with the Civic / Events Centred) Requests that the Statement of Proposal highlights what Council could do instead (e.g. alternative projects).	

Fix it and demolish the old Town Hall attached to it.

- Not a costed option in the applicants information - WHY NOT
- A detailed design and costing was completed in 2019 by LGE/Silverwoods/XIGO, for 100% earthquake rating.
- Cost circa \$6m (but view the Wairarapa College Meeting video)
- Retains the Civil Defense building (which appears to be usable "as is")
- Civil Defense building is 480m² GFA almost 3x the area allocated in the Waiata extension.
- Retains most of the Heritage aspects.
- Unclear what the Municipal Building's Earthquake rating is as a "standalone" building (it may be above 33%).

LGE Consulting - Municipal Building Earthquake Strengthening Design (to 100%)



XIGO Project Management – June 2019

ground, etc.

It is assumed any resource consent for a new events centre will be granted within the bounds of the Council's district plan without any protracted consent process.

Budgets have been included for cost escalation (inflation within NZ and for overseas material currency changes) but only to the extent of the completion of the works within the indicative programme. Escalation budgets where work is not completed would have to be increased by the estimated inflation factor annually on a pro-rata basis.

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
	Do Nothing	Remove completely	Retain facades	Retain MOB/CD	New Events Centre	New plus Retain facades	New EC plus Retain MOB/CD
Demolish		\$ 948,000	\$ 998,000	\$ 818,000	\$ 948,000	\$ 998,000	\$ 818,000
Cont'd Soil/Asbestos Removal		\$ 384,000	\$ 384,000	\$ 384,000	\$ 384,000	\$ 384,000	\$ 384,000
Landscape / Car Park		\$ 430,000	\$ 398,000				
Building Works		\$ -	\$ 1,080,000	\$ 3,567,000	\$ 10,786,500	\$ 10,200,000	\$ 14,353,500
Fees and Consents		\$ 142,000	\$ 220,000	\$ 717,000	\$ 2,713,500	\$ 2,050,200	\$ 3,430,500
Escalation Budget (4%)			\$ 123,200	\$ 219,440	\$ 593,280	\$ 545,288	\$ 759,440
Project Contingency (10%)		\$ -	\$ -	\$ 570,544	\$ 1,542,528	\$ 1,417,749	\$ 1,974,544
Grand Total	\$ -	\$ 1,904,000	\$ 3,203,200	\$ 6,275,984	\$ 16,967,808	\$ 15,595,237	\$ 21,719,984

Fix it and attach a new Town Hall to it

- Costed at \$45.3m in the 2024/34 Long Term Plan consultation document (April 2024)
- The LTP consultation document made it appear as the worst option (expensive and not big enough for staff etc).
- Silverwoods had produced drawings showing how it could be extended in December 2023.
- I presented at the public forum part of the December 2023 Council meeting and requested the PAG progress an option that "saved" the Municipal Building. The proposed resolution, in its original form, would have resulted in demolition of the Municipal Building. This option was the result of that request.

Fix it, extend it, and attach a new Town Hall to it

- Costed at \$52m in the last two RPS cost reports
- In Silverwood's "Fit for Purpose" report there is no mention that this option results in the opportunity to sell Waiata House.
- If Waiata House was sold this could result in a similar (net) cost to the plan to extend Waiata house and build a new Town Hall (\$31m plus \$8m = \$39m)
- Fund raising to reduce the cost is possible same as for other options, and possibly easier if the façade retained.
- Risk can be reduced by soil testing and invasive testing BEFORE construction starts.
- Silverwood state in their expert evidence (page 21) this was the option provided (and costed) in the LTP, but it was not.

Wairarapa College Meeting Video

- 15:30m Town Hall is beyond strengthening
- 15:50m \$200k to demolish Town Hall
- 17:30m \$2.7m to strengthen/refurbish Municipal Building "not a difficult job"
- 20:44m Proposed new Town Hall (800 people, existing is 650)
- 24:30m \$17.5m for new Town Hall (including 10% contingency, \$1m interior furnishings) - very confident on costings
- 36:10m Proposed Town Hall is similar size to Waicol Hall we are in....
- 49:20m New Town Hall need not be immediately adjacent to Municipal Building, cost is the same to move it to further away on the site.

Supporting Documents

- Structural Concepts Peer Review 17 Jan 2017
- Municipal Offices Earthquake Eng Design 2019.pdf
- RPS AAP - QS costings 25 Jan 2024.pdf (the first of 3 cost reports by RPS). Obtained via Official information Request.
- Wairarapa_College_May_2022.mp4

Other Comments

- Regarding The Tonkin Taylor geotech report, that report is based on desktop study that is not part of the applicants information (the significance being that the change in soil type triggered council staff to vacate the building).
- The Structural Concepts Peer Review make a number of recommendations (page 14) including to carry out more geotech assessments, advice which was not acted upon.
- Conditions suggested by MDC/applicant are probably not in scope of the RMA