



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

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MEETING AGENDA

YARROW STADIUM JOINT COMMITTEE

Wednesday 18 February 2015

at 3.00pm

**Presidents Room,
Yarrow Stadium**

Members:

Mayor Andrew Judd (NPDC)

Cr Craig McFarlane (NPDC)

Cr Peter Horton (TRC)

Cr Michael Joyce (TRC)

YARROW STADIUM JOINT COMMITTEE WEDNESDAY 18 FEBRUARY 2015

Addressing the subcommittee

Members of the public have an opportunity to address the council during the public forum section or as a deputation.

A public forum section of up to 30 minutes precedes all council meetings. Each speaker during the public forum section of a meeting may speak for up to 10 minutes. In the case of a group a maximum of 20 minutes will be allowed.

A request to make a *deputation* should be made to the secretariat within two working days before the meeting. The chairperson will decide whether your deputation is accepted. The chairperson may approve a shorter notice period. No more than four members of a deputation may address a meeting. A limit of 10 minutes is placed on a speaker making a presentation. In the case of a group a maximum of 20 minutes will be allowed.

Purpose of Local Government

The reports contained in this agenda address the requirements of the Local Government Act 2002 in relation to decision making. Unless otherwise stated, the recommended option outlined in each report meets the purpose of local government and:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

**YARROW STADIUM JOINT COMMITTEE
WEDNESDAY 18 FEBRUARY 2015**

APOLOGIES

None advised.

PUBLIC FORUM

None advised.

DEPUTATIONS

None advised.

**MINUTES
RECOMMENDATION**

That the minutes of the Yarrow Stadium Joint Committee (Monday 1 December 2014), and the proceedings of the said meeting, as previously circulated, be taken as read and confirmed as a true and correct record.

A ITEMS FOR DECISION BY COMMITTEE

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A1	YARROW STADIUM: MAJOR MAINTENANCE AND CAPITAL EXPENDITURE - REPORT TO JOINT COMMITTEE	4
	To present a progress report to the Joint Committee on the various major maintenance and capital expenditure projects since approval was given by the Taranaki Stadium Trust (TST) to proceed with the projects in late 2013.	



YARROW STADIUM: MAJOR MAINTENANCE AND CAPITAL EXPENDITURE - REPORT TO JOINT COMMITTEE

PREPARED BY: John O'Mahony (Team Leader Building Projects)
 TEAM: Projects
 APPROVED BY: Andrew Barron (Manager Projects); Ron Murray (Manager Recreation and Events)
 WARD/COMMUNITY: Region Wide
 DATE: 5 February 2015
 FILE REFERENCE: ECM 6218844

PURPOSE

To present a progress report to the Joint Committee on the various major maintenance and capital expenditure projects since approval was given by the Taranaki Stadium Trust (TST) to proceed with the projects in late 2013.

EXECUTIVE SUMMARY

Progress on the following projects is reported on:

- ICT infrastructure.
- Scoreboard Upgrade.
- Roofs Strengthening and Additional Roof Cover.
- Lift upgrades.
- Legends Lounge refurbishment.
- Speaker replacement.
- Road sealing.

All projects are on schedule. Expenditure committed to date is \$4,343,000.

RECOMMENDATION

That having considered all matters raised in the report, the report be noted, and approval be given to approve expenditure of \$15,000 to undertake road sealing required to prevent further deterioration during 14/15 (note: remaining budget of \$35,000 had previously been deferred to the draft Asset Management Plan).

SIGNIFICANCE

This report is provided for information purposes only, and has been assessed as having some importance because it provides an update on implementation of decisions that have already been made by the Taranaki Regional Council (TRC) and the Taranaki Stadium Trust.

ITEM A1

ITEM FOR DECISION

DISCUSSION

1. HEALTH AND SAFETY

- To date there have been no accidents or incidents reported to NPDC.
- The total hours worked on construction related activities in the course of the projects to date is 10,135 hours.

2. PROJECT SUMMARY

Timeline: The projects referred to in the discussion below are on schedule. The projects are timed around the major events for the 2014 and 2015 seasons. The first Super 15 game is scheduled for 20 February 2015. The FIFA Under 20 World Cup games are set for June 2015.

Budget: To date the project commitments can be summarised as follows:

Project	Budget to 30 June 15 (\$)	Expected Final Cost (\$)	Status
ICT Infrastructure	160,000	160,000	Completed
TSB Stand Roof Strengthening	330,000	220,000	Completed
Yarrow Stand Roof Strengthening	300,000	200,000	In Progress Completion May 2015
Additional roof cover	2,962,000	2,850,000	In Progress Completion May 2015
Digital Video Display Screen	576,000	510,000	Completed
Lifts Upgrade	230,000	230,000	In Progress Completion April 2015
Legends Lounge	160,000	168,000	In Progress Completion May 2015
Speakers	25,000	25,000	Completed
Road Sealing	11,000	26,000	Completed; further \$11k in draft AMP
Gate 1 Ticket Box and Cardex	0	0	In draft AMP
Total	4,754,000	4,374,000	

3. ROOFS AND ROOF STRUCTURE

3.1 TSB Stand Roof Strengthening

This project was completed in April 2014. The out-turn cost for the works was approximately \$220,000 against a works budget of \$330,000.

3.2 Yarrow Stand Roof Strengthening

Approval was granted by the Joint Committee to negotiate a lump sum contract with Fitzroy Engineering Limited to carry out the roof truss strengthening works on the Yarrow Stand.

Fitzroy Engineering has commenced fabrication of the structural components. Programming of the site installation will depend on the sequence dictated by the re-roofing works.

The approved budget for this work package is \$300,000. The anticipated out-turn cost is \$200,000.

3.3 Additional Roof Cover

Approval was granted on 16 December 2015 to proceed with this project. The approved budget for the work is \$2,962,000. Following a tender process a Contract Sum has been negotiated with Fitzroy Engineering Group Limited in the sum of \$2,541,667.

This amount includes costs of \$61,832 associated with a delayed start and within this sum there is a provisional sum of \$30,400 to remove and re-erect scaffolding for the Super rugby game scheduled for 20 February 2015. It is however anticipated that the works for which this scaffolding is required will be completed in advance of this date. If this occurs then this amount will revert to the contingency fund.

To date the washer installation to both stands is 95% complete; roof material is scheduled to arrive on the 5 February 2015; and the preparation of roofing areas for the additional roof covering is on-going.

Contract completion is 15 May 2015 (includes 3 week weather contingency). The current forecast out-turn cost is \$2,850,000. The risk log for this project is contained in Appendix A.

4. DIGITAL VIDEO DISPLAY SCREEN

The 70m² scoreboard was installed and commissioned during November 2014.

Negotiations continue in relation to the naming rights around the screen. Further investigations are ongoing to understand the impact of the crowd in-front of the screen when the stadium is at full capacity. Both these matters could result in spend above the currently reported \$510,000.

5. LIFT UPGRADES

An order has been placed with Kone Elevators for the installation of two new electrically driven lifts. Installation is scheduled for April 2015.

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ITEM FOR DECISION

The approved budget for this work package is \$230,000. The anticipated out-turn cost is \$230,000.

6. LEGENDS LOUNGE REFURBISHMENT

The lounge has been repainted, new carpet has been laid and wood panelling has been fitted to the bar surrounds.

New Curtains have been ordered and are scheduled to be installed during February 2015.

The approved total budget for this work package is \$160,000.

The anticipated out-turn cost is \$168,000.

7. ROAD SEALING

The sealing of the metalled area just to the north of Yarrow Stand has been completed. It is recommended that a further \$15,000 is spent in 14/15 for both aesthetic reasons and reducing further damage i.e. where it is cracking.

The remaining works are detailed in the draft Asset Management Plan.

8. GATE 1 TICKET BOX AND TSB STAND CARDEX

The works are detailed in the draft Asset Management Plan.

9. ASSET MANAGEMENT PLAN

Given the total cost for the additional roof covering, the draft Asset Management Plan is being reviewed and will be presented to the Joint Committee Meeting in May 2015.

FINANCIAL AND RESOURCING IMPLICATIONS

The TST and TRC have approved budgets for the work described in this report.

Costs arising from major maintenance and capital expenditure projects will be reimbursed to NPDC by the TST.

IMPLICATIONS ASSESSMENT

This report confirms that the matter concerned has no particular implications and has been dealt with in accordance with the Local Government Act 2002. Specifically:

- Council staff have delegated authority for any decisions made;
- Council staff have identified and assessed all reasonably practicable options for addressing the matter and considered the views and preferences of any interested or affected persons (including Māori), in proportion to the significance of the matter;

ITEM FOR DECISION**ITEM A1**

- Any decisions made will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;
- Unless stated above, any decisions made can be addressed through current funding under the Long-Term Plan and Annual Plan;
- Any decisions made are consistent with both Council's plans and policies; and
- No decisions have been made that would alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of either Council, or would transfer the ownership or control of a strategic asset to or from either Council.

APPENDIX A – RISK LOG FOR ADDITIONAL ROOF COVER

(Ref ECM: 6205890)

Yarrow Roof Covering

Risk ID	Description	Risk Owner	Likelihood	Consequence	Rating	Controls	Last Updated	Next Review
Yarrow Roof 1	Working at height for long period of time (3 months+); risk of fall from height	F EGL	Possible	Catastrophic	High Risk	- Health and Safety Plan - Client audits - Trained scaffolders and other personel - Monitoring of wind speeds in place	03/02/2015	03/03/2015
Yarrow Roof 2	Works not completed by FIFA shut-down of 15 May 2015	F EGL/Beca	Possible	Moderate	Medium Risk	- Robust programme from FEGL - Bi-weekly progress meetings established - Ability to work longer shifts and weekends - Early contractor involvement in design/mock up's etc - Weather risk is with FEGL	03/02/2015	03/03/2015
Yarrow Roof 3	Works not completed and FIFA game cancelled due to high winds	NPDC	Possible	Catastrophic	High Risk	- Working from outside of stands towards centre so risk diminishes - Beca to review how works impact on wind management plan [review if this control is required in March 15] - other mitigation see Risk 2 above	03/02/2015	03/03/2015
Yarrow Roof 4	Budget of \$2.962m exceeded	NPDC	Unlikely	Moderate	Low Risk	- Majority of provisional sums agreed - Lump sum contract - Buildability of design verified through mock-ups and early contractor involvement - Contingency sums included	03/02/2015	03/03/2015
Yarrow Roof 5	Damage to playing fields during works - due to contractor negligence	F EGL	Likely	Minor	Medium Risk	- Meeting held with FEGL made aware of limitations	03/02/2015	03/03/2015
Yarrow Roof 6	Damage to ground drainage system from Booms	F EGL/NPDC	Possible	Major	Medium Risk	- Assessed locations and as-builts of drainage - FEGL to supervise carefully	03/02/2015	03/03/2015
Yarrow Roof 7	Works affect Chiefs game on 19 February - spectator views; contractors accomodation in way of Sky TV; Chiefs facilities; food outlets etc	NPDC	Possible	Minor	Low Risk	- Layouts of contractor accomodation agreed with NPDC stadium operations - No fixed scaffolding prior to games	03/02/2015	03/03/2015
Yarrow Roof 8	Works affects other events planned (weddings etc)	NPDC	Possible	Minor	Low Risk	- Layouts of contractor accomodation agreed with NPDC stadium operations - No fixed scaffolding prior to games	03/02/2015	03/03/2015
Yarrow Roof 9	Leaking issues not solved by additional cover-workmanship issues	F EGL	Possible	Moderate	Medium Risk	QA Checks, Supervision	03/02/2015	03/03/2015
Yarrow Roof 10	Leaking issues not solved by additional cover-design issues	Beca	Possible	Moderate	Medium Risk	Mock -up tested	03/02/2015	03/03/2015

Risk ID	Description	Risk Owner	Likelihood	Consequence	Rating	Controls	Last Updated	Next Review
Yarrow Roof 11	Additional contractors on site, not under control of FEGL, for pre FIFA works	NPDC	Likely	Moderate	High Risk	- Building officer to be present at bi-weekly meeting to inform of any forthcoming works - Increase supervision by NPDC where possible clashes may occur	03/02/2015	03/03/2015
Yarrow Roof 12	Disruption to parks operations	NPDC	Almost Certain	Low	Medium Risk	- On-going dialogue	03/02/2015	03/03/2015
Yarrow Roof 13	Breakage of clearlight roofing - delay to programme	FEGL	Possible	Moderate	Medium Risk	Protection placed over Clearlite, extra care in this area	03/02/2015	03/03/2015
Yarrow Roof 14	H&S - objects falling through clearlight roofing/or any other elevated surface	FEGL	Possible	Moderate	Medium Risk	Protection placed over Clearlite, extra care in this area	03/02/2015	03/03/2015
Yarrow Roof 15	Further damage to butynol gutter - cost impact	FEGL	Moderate	Minor	Low Risk	Protection and care while working in this area	03/02/2015	03/03/2015
Yarrow Roof 16	Damage to existing lights or speakers whilst being positioned - could impact on customer experience at Chief's game	FEGL/NPDC	Possible	Minor	Low Risk	- Care and attention while working around this equipment - Do works after Chiefs game	03/02/2015	03/03/2015
Yarrow Roof 17	Delay costs not agreed	FEGL/NPDC	Unlikely	Moderate	Low Risk	- Continue with partnership approach - Dispute procedure resolution through NZS3910 contract	03/02/2015	03/03/2015
Yarrow Roof 18	Building services moved and do not work on re-commissioning	NPDC	Possible	Major	Medium Risk	Inspect prior to removal by specialist. Order replacement parts early	03/02/2015	03/03/2015
Yarrow Roof 19	Altering lights on the roof affects lux level on the pitch	NPDC	Unlikely	Moderate	Low Risk	Reposition close to original positions. Replace old lamps as necessary	03/02/2015	03/03/2015
Yarrow Roof 20	Deliveries - H&S risk; also large deliveries could impact on NPDC operations	FEGL	Possible	Catastrophic	High Risk	Induct operators. Supervise deliveries	03/02/2015	03/03/2015
Yarrow Roof 21	Significant crane lifting - H&S risks to operative and persons close to lift	FEGL	Possible	Catastrophic	High Risk	Barricade off working areas. Follow Lift Plan.	03/02/2015	03/02/2015
Yarrow Roof 22	Significant crane lifting - damage to existing stand resulting in re-build costs	FEGL	Possible	Major	Medium Risk	Trained operators. Follow lift plan. Utilise radios.	03/02/2015	03/03/2015
Yarrow Roof 23	Significant crane lifting - damage to existing stand resulting in cancellation of event	FEGL	Possible	Catastrophic	High Risk	Trained operators. Follow lift plan. Utilise radios.	03/02/2015	03/03/2015
Yarrow Roof 24	Damage to grounds in the event of an emergency use of access equipment	NPDC	Possible	Catastrophic	High Risk	Follow safety plan.	03/02/2015	03/03/2015
Yarrow Roof 25	Delay to programme due to Sub-contractor not meeting NPDC H&S requirements	FEGL	Moderate	Moderate	Medium Risk	FEGL to ensure that sub-contractors submit required paperwork early.	03/02/2015	03/03/2015