



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

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MEETING AGENDA

YARROW STADIUM JOINT COMMITTEE

**Wednesday 5 April 2017
at 3pm**

**Presidents Room, Yarrow
Stadium**

Chairperson

Cr Michael Joyce (TRC)

Members:

Mayor Neil Holdom (NPDC)

Cr Craig Williamson (TRC)

Cr Alan Melody (NPDC)

COMMITTEE MINUTES

Recommendation

That the minutes of the Yarrow Stadium Joint Committee (6 December 2016), and the proceedings of the said meeting, as previously circulated, be taken as read and confirmed as a true and correct record.

REPORTS

ITEMS FOR DECISION BY COMMITTEE

- 1 Major Projects Update Report

END

Item for Decision

YARROW STADIUM: MAJOR PROJECTS – REPORT TO JOINT COMMITTEE

PURPOSE

To present a progress report to the Joint Committee on the progress of Major Projects identified within the 2016/17 budgets for Yarrow Stadium.

RECOMMENDATION

That, having considered all matters raised in the report, the report be noted.

SIGNIFICANCE AND ENGAGEMENT

This report is provided for information purposes only, and has been assessed as being of some importance.

DISCUSSION

To present a progress report to the Joint Committee on the progress of Major Projects identified within the 2016/17 budgets for Yarrow's Stadium.

1. HEALTH AND SAFETY

- To date (for the 16/17 year) there have been no incidents reported to NPDC in relation to Major Projects. Two near misses have been recorded
- The total hours worked on construction related activities for Major Projects (for the 16/17 year) to date is approximately 600 hours.

2. PROJECT SUMMARY

A summary of the projects is detailed below:

Project	Expected expenditure 16/17 (\$)	Expected Final Cost (\$)	Total Project Budget (\$)	Project Variance (\$)	Status
Yarrow Stand Hospitality Project	1,900,000	2,350,000	2,350,000 ¹	0	In construction
Redevelopment of outer areas	20,000	307,000	307,000	0	On hold – contingency for hospitality project
TSB Stand Legends Lounge Upgrade	20,000	409,000	409,000	0	On hold – as above
Total	1,940,000	3,066,000	3,066,000	0	

Notes 1) Budget increased December 16 utilising future budgeted projects no longer required as a result of the hospitality project.

Item for Decision

3. YARROW STAND HOSPITALITY PROJECT

ICL Construction Ltd commenced work on 22 December 2016. To date the works completed are:

- Establishment of the site
- Ground works (including piling) for the new Food and Beverage Building (F&B)
- Commenced construction of the F&B building
- Demolition of the food kiosks within the Yarrow Stand

The latest programme indicates a 2 week delay, ICL have given assurances to re-gain the majority of this time, but have requested a 3 day Extension of Time for inclement weather (this has no cost implication).

The critical path for the project is the new F&B building.

The key milestones for the project are detailed below:

Activity	Planned Date	Achieved Date	Current Status
Issue tender documents	25 Oct 16	9 Nov 16	Completed
Tenders Close	22 Nov 16	30 Nov 16	Completed
Contract Award	1 Dec 16	15 Dec 16	Completed
Start on site	Jan 17	22 Dec 16	Completed
Construction Contract Completion	14 Jul 17		On track
Commissioning completed	28 Jul 17		On track
All Blacks Game	9 Sep 17		On track

The current forecast for the Yarrow Hospitality Project is \$2,400,000 (excludes soft-fit out of hospitality areas which is NPDC funded). The overspend as previously reported is funded from future year's projects which the new F&B building removes the need for and the other projects budgeted within 16/17 which are currently on hold.

Item for Decision

4. REDEVELOPMENT OF OUTER AREAS

Part of the commission awarded to Elliott Architects is to undertake concept design work on this project.

Given the increased costs and risks associated with the Yarrow Stand Hospitality Project this project has currently been put on hold.

5. TSB STAND LEGENDS LOUNGE IMPROVEMENTS

Part of the commission awarded to Elliott Architects is to undertake concept design work on this project.

Given the increased costs and risks associated with the Yarrow Stand Hospitality Project this project has currently been put on hold.

6. MAJOR MAINTENANCE

To the end of February 2017 expenditure was \$135,000 which is in line with the expected expenditure at this stage (total annual budget \$233,000). It is likely that this budget will be slightly underspent at year end.

7. ASSET MANAGEMENT PLAN

Planning work has commenced on the next iteration of the Asset Management Plan (AMP) for the Stadium (2018 to 2028).

The plan is to firstly undertake a desk top review of the current AMP and the Strategic Plan to ascertain if any major changes are required from a Strategic viewpoint. This review is expected to be completed by mid-April 17.

The second stage will be to produce a draft AMP, the key dates being as follows:

- Joint Committee to accept the draft AMP by the end of September 2017
- Both Councils to approve the draft AMP by the end of October 2017
- The Stadium Trust to approve the AMP by the end of December 2017

FINANCIAL AND RESOURCING IMPLICATIONS

None. The overspend on the Yarrow Hospitality Project as previously reported is funded from future year's projects which the new F&B building removes the need for and the other projects budgeted within 16/17 which are currently on hold.

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
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Item for Decision

interested or affected persons (including Māori), in proportion to the significance of the matter;

- 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 the 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 the Council, or would transfer the ownership or control of a strategic asset to or from the Council.

Report Details

Prepared By:	Andrew Barron (Manager Infrastructure Projects)
Team:	Infrastructure Projects
Approved By:	Ron Murray (Manager Venue and Events)
Ward/Community:	District Wide
Date:	17 March 2017
File Reference:	ECM 7369461

-----End of Report -----