

3 April 2013

Memo To: Mayor and Councillors

Memo From: Administration Advisers

**Subject: COUNCIL – INFRASTRUCTURE 4 APRIL 2013  
LATE ITEM**

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## 1. Buxton Toilet Upgrade

Document 1482467

A report titled Buxton Toilet Upgrade is attached to be considered as a major late item at this meeting.

In accordance with section 46A(7) of the Local Government Official Information and Meetings Act 1987 and Standing Order 3.7.5, a procedural resolution is required before a major item that is not on the agenda for the meeting may be dealt with.

In accordance with section 46A(7)(b)(i) the reason why the item was not on the agenda is because it came to hand after the agenda had been distributed.

In accordance with section 46A(7)(b)(ii) the reason why discussion of this item cannot be delayed until a subsequent meeting is because a resolution on the matter is required before the next scheduled meeting of the Council so that construction can proceed for the 2012/13 financial year.

Recommendation

***THAT the item regarding Buxton Toilet Upgrade be considered at this meeting as a major item not on the agenda, pursuant to Section 46A(7)(a) of the Local Government Official Information and Meetings Act 1987, as this item requires a decision before the next scheduled Council meeting to enable construction to proceed for the 2012/13 financial year.***

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## **Buxton Toilet Upgrade**

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### **1. Purpose of Report**

- 1.1 To seek Council approval to move funding from under expenditure in the flood protection project listed below to the Buxton toilet upgrade so that this project can proceed.

### **2. Recommendation**

***THAT savings from the Todds Valley Flood Protection investigation budget of \$51,000 be transferred to Buxton Toilet upgrade.***

### **3. Background**

- 3.1 The upgrade of the Buxton toilet was included in the 2012/13 Annual Plan as a means of providing a safer facility for users. The existing toilets were identified as a CPTED risk with concealment and poor lighting possibly contributing to antisocial behaviour.
- 3.2 \$339,000 was allocated in 2012/13 to design and upgrade Buxton toilets. \$34,540 of this was used for architects design and \$5,320 was required to engage a quantity surveyor and structural engineer during the design phase. This left a total \$299,140 available for the construction budget and supervision.
- 3.3 The projected construction cost by a Quantity Surveyor was initially \$332,316. As this was over the budget, the scope of work was reviewed and the following items removed:
- Renewal of existing vegetation including landscaping and irrigation (\$12,000 estimate).
  - Basalt pavers around new flagpole foundations (replaced instead with concrete).
  - Louvres (replaced instead with simple horizontal aluminium bars to south side of building).
  - Additional north facing high level windows. (allowance was made to repaint the frames).
  - 'Cube' seats in the front area.
  - Relocation of 'Pay and Display' parking meter.

- 3.4 The reviewed total projected construction estimate including external supervision and contingencies were estimated at \$299,140.
- 3.5 The tender for construction only closed on the 7<sup>th</sup> March and three tenders were received. The lowest tender was \$340,785. The difference between the available total construction budget of \$299,140 and total projected construction cost of \$ 349,285 is \$50,145.
- 3.6 If Council decides immediately to reallocate budgets and proceed with the project then it is expected that the contractor can take possession of the site within 2-3 weeks of this decision.
- 3.7 The works are expected to take 12-13 weeks to complete and therefore some of the work will need to be completed in the next financial year. The estimated carry over would be approximately 25% of the total value. This will be approximately \$85,000.

#### 4. Discussion

##### Funding: Under-expenditure from other projects

- 4.1 After receiving tenders for the construction of Buxton toilets a shortfall of \$50,145 was identified. It is proposed that this shortfall is funded from under expenditure in the following Flood Protection budget:
- Todds Valley Stream: The budget allowed for the investigation of the flood flows from the catchment through the culvert under the state highway. Discussions with the New Zealand Transport Agency have taken longer than anticipated and the investigation will now be undertaken and funded from the 2013/14 budget.

Project	Budget	Total Projected Project Cost	Overspend / Saving
4030 7235 1034 Buxton Toilet Upgrade	\$339,000	\$389,145	\$50,145
6520 7911 1088 Todds Valley Stream	\$60,000	0	(\$60,000)

#### 5. Conclusion

- 5.1 The proposed transfer of \$51,000 from savings in another project to the Buxton Carpark Toilet upgrade would allow the construction to begin in

this financial year, as intended. The project will not be completed in this financial year.

Andrew Petheram  
Principal Adviser - Reserves and Community Facilities

### **Attachments**

No supporting information follows

## Supporting Information

### 1. Fit with Purpose of Local Government

The upgrade of the Buxton toilets fits with the purpose because it will provide a good quality and safe facility.

Retaining the existing toilet structure and retrofitting was considered the most cost effective option.

### 2. Fit with Community Outcomes and Council Priorities

Community Outcomes:

People-Friendly Places – we build healthy, accessible and attractive places and live in a sustainable region.

Kind, Healthy People – we are part of a welcoming, safe, inclusive and healthy community.

### 3. Fit with Strategic Documents

The Community Facilities Asset Management Plan 2012-22 has identified the replacement or refurbishment of Buxton Toilet as a high priority scheduled for the 2012/13 financial year. Safety and CPTED issues were listed as major concerns.

### 4. Sustainability

This project proposes to refurbish and reuse the existing structure. The refurbished facility will enhance community safety.

### 5. Consistency with other Council policies

This project is consistent with the objectives and policies for the Urban Design and Inner City Zone Objectives of the Nelson Resource Management Plan, particularly:

Objective DO13A.3 – Creating high quality public spaces.

Objective IC2 – Streets and public areas which are pleasant and attractive for people to visit and use

### 6. Long Term Plan/Annual Plan reference and financial impact

Page 146: Buxton Square toilet capital expenditure

2012/13: \$314,000

2011/12: \$25,000 (carry over)

### 7. Decision-making significance

This is not a significant decision in terms of the Council's Significance Policy.

<b>8. Consultation</b> Consultation was carried out with David Prentice (Nelson Police)
<b>9. Inclusion of Māori in the decision making process</b> Not applicable.
<b>10. Delegation register reference</b> Not applicable.