



**The Supplementary Meeting of the
Regulatory and Services Committee will be held
on Tuesday, 14 July 2020 in the
Council Chamber commencing at 10.00am**

SUPPLEMENTARY A G E N D A

GUIDELINES FOR PUBLIC FORUM AT MEETINGS

1. A period of thirty minutes is set aside for a public forum at the start of each Ordinary Council or Standing Committee meeting, which is open to the public. This period may be extended on by a vote by members.
2. Speakers may address meetings on any subject. However, issues raised must not include those subject to legal consideration, or be issues, which are confidential, personal, or the subject of a formal hearing.
3. Each speaker during the public forum is permitted to speak for a maximum of three minutes. However, the Chairperson has the discretion to extend the speaking time.
4. Standing Orders are suspended for the duration of the public forum.
5. Council and Committees, at the conclusion of the public forum, may decide to take appropriate action on any of the issues raised.
6. With the permission of the Chairperson, members may ask questions of speakers during the period reserved for public forum. Questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

Meeting: Regulatory & Services Committee

Meeting Date: 14 July 2020

Subject: 2019/2020 Reseals

File No.: 401120

1 **Background**

Prior to the Covid-19 lockdown, Council invited contractors to tender for the annual road resealing contract. During the lockdown, contractors were unable to respond and it was not possible to award the tenders while there was uncertainty if this work could be undertaken.

The resealing of roads is a NZTA co-funded activity and needed to be completed this financial year.

Consequently, when lockdown restrictions were lifted, all NZTA subsidised work was expedited, to ensure that all planned funding was received. In the process, Council's approval to award the tender for the work was not obtained.

The work was completed during the month of June and subsequent subsidy claim was submitted to NZTA funding in time.

The sites that were resealed are listed below.

- AC Overlay : Intersection of Islington and Onslow Streets
- AC Overlay : Intersection of Plunket and Onslow Streets
- AC Overlay : Intersection of River Road and Onslow Streets

Only two tenderers responded and these are tabled below.

<u>Tenderer</u>	<u>Price</u>
Fulton Hogan Limited	\$109,093.55 exl GST
Bay of Plenty Asphalt Limited	\$106,447.50 exl GST

Both tenders met the New Zealand Transport Agency Competitive Pricing Procedure compliance criteria for:

- Relevant Experience
- Track Record
- Resources
- Management Skills
- Methodology
- Health and Safety

In order to comply with New Zealand Transport Agency's procurement requirements, Bay of Plenty Asphalt Limited were awarded the contract for the 2019/2020 resealing work.

2 Policy and Plan Considerations

According to the Council procurement policy, this tender needed to be approved by Council. This was not done in order to expedite the work and Council is requested to approve this tender.

3 Legal Considerations

There are no legal considerations outside those normally associated with awarding a contract.

4 Significance and Engagement

The work is included in the Annual Plan; therefore consultation has occurred with the Community.

5 Financial Considerations

The costs for the resealing works are covered by the existing approved budgets.

6 Summary

Awarding the contract to the lowest tenderer is in accordance with Council's procurement policy of selecting the lowest price conforming contractor. This is also consistent with New Zealand Transport Agency's requirement. The preferred contractor is experienced and the risk of a poor standard of workmanship is low.

7 RECOMMENDATIONS

1. That the retrospective report "2019/2020 Reseals" be received.
2. That the Council confirms the awarding of the 2019/2020 roading reseals contract to Bay of Plenty Asphalt Limited.



Andre Erasmus, MCM, MBA

Engineering Manager

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Meeting: Regulatory & Services Committee
Meeting Date: 14 July 2020
Subject: **Animal Shelter and Rehoming Facility: Project Budget Review**
File No.: 407000

1 Background

The Kawerau District Council Dog Pound no longer satisfies Health and Safety requirements and cannot provide the necessary animal welfare to dogs and other animals kept at the facility. The facility was evaluated and it was found that the existing facility cannot be upgraded to the required level.

It was decided to build a new modern Animal Shelter and Rehoming facility that interacts actively with the local SPCA (located on the same property) and incorporate designs and components of other pounds around New Zealand. Preliminary designs were prepared and presented to Council and based on first principle costings, Council requested the detail development of the new facility.

Council staff completed the detailed design and the project progressed to the tendering stage. Council engaged an industry expert, from Wren Building Limited to assist the successful facilitation of the project through to the tendering.

The designs were finalised, however incremental changes resulted in substantial variations from what was originally specified:

- The sewerage system is more complex than expected (requires a pumping station)
- The break-in proof walls and roof requires more complex foundations
- The roof design became more complex to allow natural light and rain protection
- Building costs increased by almost 15% since 2018

All the changes had increased the original projected cost from \$700k to \$1.4m. Subsequently, the original 2017 approved budget is insufficient to cover the cost of commencing the build in 2020.

Because of the large increase to the estimated project cost, Council need to explore possible alternatives and these options are listed below. All the options meet the minimum requirements as set out in the Code of Welfare : Temporary Housing of Companion Animals.

2 Options

Option 1: Original/Current Design

The current design is a culmination of the best features that were identified during site visits to other facilities. This is an ambitious concept and because of the high specification, does attract higher construction costs. Due to scope creep and unforeseen changes, the cost to construct the facility has increased significantly.

The designs are complete and ready for execution and the estimated completion date for this option is 30 November 2020.

This option will provide the facility with the following features:

- Office
- Laundry
- Vehicle shed
- Crematorium
- 2 x Exercise areas
- Puppy area
- 4 x High risk pens
- 15 x Low risk pens
- Stock animal area
- 9 x Rehoming pens

Estimated Project Cost: \$1.4 million

Option 2: Reduce the Scale and Features

This option considers:

- reducing the size of the facility by removing the office spaces, covered walkways and only allow for the basic amenities to house the animals
- excluding the furnace/incinerator and revert to disposing of the animals in offal pits

It requires some design rework and the estimated completion date for this option is 18 December 2020.

Facility features:

- 1 x Exercise area
- Puppy area
- 4 x High risk pens
- 9 x Low risk pens
- Stock animal area
- 4 x Rehoming pens

Estimated Project Cost: \$1m

Option 3 : Reduce the Floor Plan by 50%

This is a similar approach to Option 2, however reduces the facility to a larger degree.

This option considers:

- reducing the size of the facility by 50% by removing the office spaces, covered walkways and catering to maximum number of pens that can be configured in 320m²
- excluding the furnace/incinerator and revert to disposing of the animals in offal pits

This option requires more design rework and the estimated completion date for this option is 31 January 2021.

Facility features:

- 1 x Exercise area
- 2 x Puppy pens
- 2 x High risk pens
- 9 x Low risk pens
- Stock animal area
- 3 x Rehoming pens

Estimated Project Cost: \$750K

Option 4 : Cold Formed Steel Structure

This option is based on using a cold formed galvanised steel structure, which is an engineered shed. The benefits of this type of structure are listed below:

- the structure is light weight and the roof is an integrated structural element
- it is built on pad footings, thus requiring less engineering
- the building envelope can be constructed of colour steel/corrugated steel or a speed wall system (concrete wrapped in corrugated steel)
- faster to fabricate and erect

The internal walls and pens can be configured to match the original layout, however the layout will need to be simpler to allow for the simpler roof structures. This option requires significant design rework, however is faster to construct and the estimated completion date for this option is 31 January 2021.

This option however has the following issues that need to be considered:

- the structure is not as break-in proof as the current design
- the facility will not be as aesthetically pleasing as the current design
- Not all the requests of the Dog Control team will be met, however all animal welfare requirements will be met.

Facility features:

- Office
- Laundry
- Vehicle shed
- Crematorium
- 2 x Exercise areas
- Puppy area
- 4 x High risk pens
- 15 x Low risk pens
- Stock animal area
- 9 x Rehoming pens

Estimated Project Cost: \$900K, for the full suite.

The cost can be further reduced to \$700k if the crematorium, office area and vehicle shed is removed and the number of pens are reduced to Option 2 above. The facility will need a laundry and this is not recommended to be removed.

3 Challenges

Due to the location and contour of the site, the above options will all have the same drainage challenges. Lack of fall and distance to the closest wastewater main, complicates the disposal of wastewater. Subsequently a rising main (pressurized main) will have to be constructed which requires a pumping station.

All stormwater has to be discharged into soak pits prior to entering ground water/water courses. In order to discharge stormwater directly to the Tarawera river, a resource consent will need to be obtained.

If the crematorium is removed, new offal pits will have to be constructed at the transfer station. These pits are much cheaper, however need to be replaced every three to five years and requires euthanised animals to be transported from the facility to the transfer station.

4 Similar Situations

The project challenges are not unique. Wanganui District Council is currently constructing their dog pound after a six-year development phase. The original dog pound was estimated at a cost of \$450k and currently has a projected completion cost of more than \$1m.

5 Policy and Plan Considerations

None of the options are contrary to any of Council's Policies and Plans.

6 Legal Considerations

There are no Legal Considerations with approving or declining to approve the additional expenditure.

7 Significance and Engagement

No community consultation is considered to be required.

8 Financial Considerations

The costs to complete the current design significantly exceed the approved budget. Council will need to approve the additional funds at the next Council meeting.

9 Conclusion

The current proposed facility is expected to cost twice the original budget. There are other options that may be considered that are more cost effective, however all lower cost options will result in a lesser facility.

Staff require guidance from Elected Members on how to proceed.

10 RECOMMENDATIONS

1. That the report "Animal Shelter and Rehoming Facility: Project Budget Review" be received.
2. That Council provide guidance to Staff on how to proceed.



Andre Erasmus, MCM, MBA

Engineering Manager

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SUPPLEMENTARY A G E N D A

Apologies

1 2019/2020 Reseals – (Manager, Engineering) (401120)

Pgs.1-2

Attached is a report from the Engineering Manager covering 2019/2020 Reseals

Recommendation

- 1. That the retrospective report “2019/2020 Reseals” be received.*
- 2. That the Council resolves to award the of the 2019/2020 roading reseals contract to Bay of Plenty Asphalt Limited.*

2 Animal Shelter and Rehoming Facility: Project Budget Review (Manager, Engineering) (407000)

Pgs.3-7

Attached is a report from the Engineering Manager covering Animal Shelter and Rehoming Facility – Project Budget Review

Recommendation

- 1. That the report “Animal Shelter and Rehoming Facility: Project Budget Review” be Received.*
- 2. That Council provide guidance to Staff on how to proceed.*

R B George
Chief Executive Officer

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