

12 July 2021

Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) – reference: 8527724 (OIR: 2021-298)

I refer to your information request we received on 2 July, and your letter addressed to Councillors dated 28 June 2021 relating to the works completed at the Otaki Theatre 2021.

In regards to the work undertaken at the Otaki Civic Theatre you are correct that the majority of the expenses were allocated to remedy the external building, this was the priority for the works, due to the state of the building. While this may have been an accumulation of deterioration to the building that had occurred over time, they had to be dealt with collectively, and as a priority so users could continue the use of the theatre.

The building overtime has suffered some serious water ingress issues. Most of the side walls had never been painted or sealed and water invaded the concrete plaster and rusted some of the structural steel.

One of the biggest and most complex jobs in this renovation is one that cannot be seen. Fixing up the exterior concrete plaster surface, replacing rusty steel and re-plastering the sidewalls was fundamental to preserving the building. More than 10 tonnes of plaster were applied to the external walls. They've also been painted to protect them from further water damage.

Other parts of the upgrade included improving fire safety systems, partially rebuilding the stage, repairing and repainting the ceiling, and replacing damaged seating and flooring.

Regarding your concern about internal refurbishment, where there is budget available for refurbishment of toilets and accessways they will be assessed and remediated. I note in future there is additional budget in the long-term plan to undertake additional seismic strengthening, so this external refurbishment is only part of the works expected on this building.

While we have not been able to completely renovate the theatre this time around, the work we have done will make it safer, warmer and nicer for its users and visitors for years to come.

The work on the Otaki Civic Theatre is itemised below. These are preliminary figures as the project has just been completed and there may be more minor costs to add in for the completed project final cost summary.

Total Project Costs		
As of 30/6/21		
Category	Budget	Actual
Construction Costs (FPL)	\$588,537	\$588,537
Consultancy Services	\$30,000	\$11,143
Staff Time	\$77,350	\$10,000
Relocation & Storage	\$15,000	\$8,589
Project Mgmt/H&S	\$60,000	\$65,732
Project Contingency	\$150,000	\$121,120
Total Estimated Project Costs (excl GST)	\$920,887	\$805,121
Variations	\$230,300	\$232,723
Total Project Costs	\$1,151,187	\$1,037,844
PGF Funding	-\$500,000	-\$500,000
KCDC to fund	\$651,187	\$537,844

Ref #1

Consultancy Tracker												
Consultant	Budget	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Actual YTD	Diff
Miyamoto	\$14,000.00		\$1,745.00		\$1,950.00	\$1,452.50	\$277.50			\$786.25	\$6,211.25	\$7,788.75
Inspiration & Co	\$8,000.00		\$339.12	\$1,943.45		\$1,678.21			\$495.66		\$4,456.44	\$3,543.56
Heritage Architect	\$3,000.00			\$1,202.50			\$555.00				\$1,757.50	\$1,242.50
Encroachment	\$5,000.00										\$0.00	\$5,000.00
											\$0.00	\$0.00
											\$0.00	\$0.00
											\$0.00	\$0.00
Total	\$30,000.00	\$0.00	\$2,084.12	\$3,145.95	\$1,950.00	\$3,130.71	\$832.50				\$11,143.28	\$18,856.72

Ref #2

Relocation & Storage Tracker						
Date	No.	Description	Supplier	Est \$\$	Actual \$\$	
30-Nov	RS1	OPS Bin Removals	FPL	\$ 2,500.00		
20-Dec	RS2	OPS Labour to remove items	FPL	\$ 6,000.00	\$ 8,589.24	
30-Jan	RS3	OPS Labour to relocate wardrobe	FPL	\$ 6,500.00		
TOTAL				\$ 15,000.00	\$ 8,589.24	

Ref #3

Project Mgmt/H&S Tracker					
Date	No.	Description	Supplier	Est \$\$	Actual \$\$
31-Aug		plat4m Invoice	plat4m	\$ 5,400.00	\$ 5,400.00
30-Sep		plat4m Invoice	plat4m	\$ 3,675.00	\$ 3,675.00
31-Oct		plat4m Invoice	plat4m	\$ 7,250.00	\$ 7,250.00
30-Nov		plat4m Invoice	plat4m	\$ 3,655.00	\$ 3,655.00
31-Dec		plat4m Invoice	plat4m	\$ 6,000.00	\$ 5,396.00
31-Jan		plat4m Invoice	plat4m	\$ 6,000.00	\$ 4,192.50
28-Feb		plat4m Invoice	plat4m	\$ 6,000.00	\$ 9,202.00
31-Mar		plat4m Invoice	plat4m	\$ 6,000.00	\$ 7,568.00
30-Apr		plat4m Invoice	plat4m	\$ 3,500.00	\$ 3,139.00
31-May		plat4m Invoice	plat4m	\$ 4,000.00	\$ 3,354.00
30-Jun		plat4m Invoice	plat4m	\$ 8,520.00	\$ 13,910.50
30-Jun		Journal - Transferred to Otaki Players	plat4m		-\$ 1,010.50
			TOTAL	\$ 60,000.00	\$ 65,731.50

Ref #4

Contingency Tracker - KCDC					
Date	No.	Description	Supplier	Est \$\$	Actual \$\$
27-Nov	CT1	Asbestos Survey	SQN	\$ 2,000.00	\$ 1,870.00
27-Nov	CT2	Resource consent	KCDC	\$ 1,300.00	\$ 1,092.17
27-Nov	CT3	Wiring for Comms Eqpt	Alpha	\$ 4,500.00	\$ -
27-Nov	CT4	Wiring for Public Wifi	W Nation	\$ 3,000.00	\$ -
15-Nov	CT10	Poster printing	Comms Team	\$ 805.00	\$ 625.00
14-Dec	CT7	Security monitoring	Armourguard	\$ 600.00	\$ 484.00
27-Nov	CT5	Upgrade bracing for back wall	FPL	\$ 2,700.00	\$ 2,667.06
TBC	CT9	Painting - Heritage	FPL	\$ 3,900.00	\$ 3,900.00
18-Feb	CT17	Painting - Kitchen	FPL	\$ 5,300.00	\$ 5,300.00
24-May		Painting - Back Roof	FPL	\$ 1,700.00	\$ 1,700.00
24-May		Painting - Gate & handrail on ext fire exit	FPL	\$ 1,000.00	\$ 1,000.00
24-May		Painting/Repairs - additional walls auditorium	FPL	\$ 910.00	\$ 910.00
24-May		Painting/Prep - Additional for Main doors	FPL	\$ 2,254.00	\$ 2,254.00
24-May		Painting/Prep - Fascia	FPL	\$ 1,050.00	\$ 1,050.00
24-May		Painting - Additional to right wall of stage area	FPL	\$ 4,000.00	\$ 4,000.00
24-May		Painting/Plaster - additional in lobby	FPL	\$ 2,500.00	\$ 2,500.00
24-May		Painting - clear coat to additional door	FPL	\$ 300.00	\$ 300.00
24-May		Polyurethane of main doors	FPL	\$ 1,344.00	\$ 1,344.00
24-May		Painting - Rear exterior Wall	FPL	\$ 1,400.00	\$ 1,400.00
24-May		Painting - Project mgmt	FPL	\$ 4,823.70	\$ 4,823.70
18-Feb	CT13	Scaffolding extension (external)	FPL	\$ 11,500.00	\$ 12,483.42
18-Feb	CT19	New curtain for kitchen to lobby	FPL	\$ 1,401.84	\$ 1,401.84
14-Apr	CT24	Water egress - Ladies bathroom	FPL	\$ 7,097.25	\$ 7,097.25
24-May		Sewer Drain Works	FPL	\$ 14,156.56	\$ 14,156.56
24-May		Electrical Works	FPL	\$ 10,854.79	\$ 10,854.79
14-Apr	V20	Room 16 Ceiling	FPL	\$ 3,000.00	\$ 3,415.50
	V18	Stage painting	FPL	\$ 2,000.00	\$ 2,348.68
14-Dec	V17	Canopy	FPL	\$ 15,000.00	\$ 15,022.26
	V22	Mens Toilets - Paint/Vinyl	FPL	\$ 3,000.00	\$ 3,644.78
	V19	Down pipes	FPL	\$ 5,000.00	\$ 2,797.74
	V21	Cabling/Handrails/Misc	FPL	\$ 4,000.00	\$ 3,789.72
		Bollards	FPL	\$ 2,200.00	\$ 2,183.54
	V24	Earthyworks	FPL	\$ 2,650.00	\$ 2,649.24
		Open Day	Various	\$ 5,000.00	\$ 2,055.00
			TOTAL	\$ 132,247.14	\$ 121,120.25

Ref #5

Variation Register					
Date	No.	Description	Supplier	Est \$\$	Actual \$\$
10-Dec	1	Stormwater drainage	FPL	\$ 14,300.00	\$ 14,274.53
10-Dec	2	Borer treatment	FPL	\$ 3,000.00	\$ 2,732.40
10-Dec	4	Concrete repairs & plastering	FPL	\$ 140,000.00	\$138,657.42
10-Dec	5	Roofing gables & spouting	FPL	\$ 18,000.00	\$ 17,820.00
14-Dec	6	Carpet replacement	FPL	\$ 35,000.00	\$ 40,146.08
TBC	7	Plastering (additional fill for deeper repairs)	FPL	\$ 20,000.00	\$ 19,092.35
TOTAL				\$ 230,300.00	\$232,722.78

Yours sincerely



Sacha Haskell
Group Manager Place and Space
Te Kaihautū Takiwā, Waahi hoki