

16 February 2022

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Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) – reference: OIR 2122-185

I refer to your information request we received on 29 January 2022 for the following:

- 1. This project KCDC assured the Government was 'shovel ready' nearly 2 years ago, is it now shovel ready?***

The Government required that for the project to qualify for funding from the COVID-19 Response and Recovery Fund (previously the Provincial Growth Fund) the Council needed to have lodged an application for Resource Consent for Te Uruhi, which it had. This is the assurance the Council gave the Government.

- 2. The Society has been made aware that you have let contracts for the internal layout of the visitor section of Uruhi and you have appointed a head contractor to build a reconfigured building. Concerning the contract for the internals please advise the following: Is this work within the current budget?***

We have identified a preferred tenderer (Art of Fact) to develop the visitor discovery experience for Te Uruhi and are in the process of finalising the contract with them. We will develop the visitor discovery pod in line with the available budget.

- 3. The original figures as stated by PW- "The biosecurity pod will be 160m², including 44m² of toilets. What is the new size?***

The revised size of the Te Uruhi biosecurity pod is 102m², which includes a lobby, cleaners' store and toilets.

- 4. Costings/budget projections: With a change in dominant use will the ticket cost surcharges to visitors and concessioners be adjusted?***

The slightly smaller biosecurity area will provide the same required service as the initially proposed bigger space and is not related to any surcharge which might be added to ticket cost.

5. Has Council considered how will that impact on the Council subsidy to operate the building?

The business operating model for Te Uruhi is still to be finalised. As such, it's too soon to conclude the level of subsidy the facility might require.

6. With less space for the concessionaires will KCDC still impose the costs on them as recommended by PW?

As mentioned above, the slightly reduced size of the biosecurity area does not compromise the quality or efficiency of the biosecurity process so is not closely related to any charge which might be apportioned to the tour operators.

7. What costings were done to ensure that the changes fall within the PW Budget set out above?

No costings were done alongside the changes to the concept design.

8. When did Council vote on these major changes?

These are operational changes so no council vote was required. The Council has been briefed on the changes to the design of the Te Uruhi building pods.

9. Who won the tender?

Art of Fact Ltd are the successful tenderer for the Te Uruhi visitor discovery experience.

10. Has a budget been set for doing this internal design work? If so what is it?

Yes. The proposed budget for the Te Uruhi visitor discovery experience is \$200,000 + GST.

11. Does it fall within the PW Budget set out above?

The proposed budget of \$200,000 + GST is available through the design and construction contingency portion of the original budget.

12. When will Focus finalise their constructability input?

Constructability input will be finished once the detailed design is complete, and a physical works contract is in place.

13. When will it perform its other obligations-? Please list.

The services required from Focus Projects Ltd (FPL) for the duration of the Early Contractor Involvement (ECI) contract are:

- Participate in meetings and workshops to review designs
- Assist designer to investigate solutions to constructability issues and supply chain for materials
- Provide initial cost estimate at completion of developed design
- Provide construction phase schedule and methodology
- Identify and assess construction risks

These are all ongoing until the completion of developed and detailed design.

Please find attached a copy of the ECI tender documents.

14. Focus is described as the main contractor. Will it be doing the build?

FPL will be asked to submit a fixed price for the main build contract. If the proposal is accepted by Council, they will be contracted to complete the build.

15. How many other tenderers were there?

One other company submitted a proposal.

On 4 February you sent a follow up question related to the Gateway with the following heading "**Gateway exceeding Reserve Land coverage by 35%**", Council response is below:

16. You have previously indicated that the requirements of the statutory requirements that the Gateway cannot exceed 2% of the land are irrelevant, though it exceeds by being 2.7%. Please provide a copy of the legal opinion you will have obtained stating this.

No legal advice has been received in relation to site coverage. We have requested not to comply with the District Plan standard via the resource consent which is standard practice in this type of scenario. This will be assessed by the independent planner through the resource consent process.

Yours sincerely



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Te Kaihautū Ratonga Pakiaka