

Central Hawke's Bay District Council – Report

TO: Services Committee

FROM: Corporate Services Manager

DATE: 26 August 2010

FILE REF: CP10740 52400B

SUBJECT: RENOVIATION OF THE WAIPAWA LIBRARY

1.0 SUMMARY

Council resolved in October 2009 to raise a loan of \$324,000 to fund the purchase and refurbishment of the Waipawa Library Building – the balance needed being funded from interest of \$46,000 earned on the Ruahine Ward Fund Reserves, \$28,000 from interest earned on the Aramoana Ward Fund Reserves, with the balance from the Capital Projects Fund.

This decision achieved a number of objectives –

- **Commercial** – by using the equivalent rental previously paid to the landlord to service the loan – Council would achieve ownership of the building rather than continue to pay a rental to a third party. (Over the 10 years of the 2009/19 LTCCP rental could have amounted to \$400,000.)
- **Strategic** – by owning our own building, Council would secure the future of a library operation in Waipawa
- **Economic** – the location of a Council owned library on the Waipawa main street, and adjacent to a redeveloped Nellie Jull Park – is important to the future of Waipawa
- **Community Service** – the redevelopment of the Waipawa Library site also facilitated the expansion of library services in both Waipawa and Waipukurau.

This report is a feedback to Council on the costs of the purchase and completed redevelopment.

2.0 RECOMMENDATION

THAT

The report be received.

REASON

The Objective of the decision will contribute to the following Community Outcomes:

- *A lifetime of good health and well being*
- *Supportive, caring and inclusive communities*
- *Safe and accessible recreational facilities to enhance healthy lifestyles.*

3.0 BACKGROUND

Purchase and Sale agreements concluded for previously leased Units A – C of the Centrecourt complex and the adjacent Unit D – owned by a separate owner, were concluded at prices determined by independent valuation. These were concluded in October 2009.

A committee of Councillors, staff and representatives of the Friends of the Central Hawke's Bay Library ("Friends") was formed to agree on the finer details of the fit out – much of which would be funded from earlier fundraising by the Friends for this purpose.

During building construction, a number of changes were made – including providing additional windows for lighting, and there were some surprises – such as finding out that the rear units had no insulation in the roof cavity.

Prior to closure at the end of the April 2010 school holidays – a full stock count was performed and a satellite library operation established in the former Flying Pig premises to provide a level of continuity of service during the months of closure.

The main construction contract was tendered but this excluded all joinery, carpeting and replacement of the air conditioning units, which were negotiated directly with suppliers.

Key reliance was placed on Les Clapcott who provided oversight and assistance in colour choice, joinery design and furnishings.

Final costs for the refurbishment are as follows –

- Building alteration and renovation - \$124,000
- Furnishings and Fit out - \$32,000
- Airconditioning Units - \$23,000
- Purchase of buildings \$340,000

This gives a total of \$519,000. This exceeds the initial projections set out in Council's October 2009 resolution by \$55,000, but the refurbishment cost estimates included in the initial projections were to provide a "building envelope" and did not include the detailed fit out, which were always planned to be financed from fundraising. The \$55,000 was therefore funded as follows –

- \$30,000 – from the "Friends" (this amount includes specific donations from Trusts and others (including the Tiffen family) who will be acknowledged on a plaque within the library).
- \$10,000 – library reserves set aside at the commencement of the project in 2008.
- \$15,000 – earlier donations and fundraising by library staff (prior to the establishment of the "Friends").

The Library was formally reopened on Saturday 3 July 2010 by Her Worship the Mayor Giddens, which was preceded by a private function earlier in the week attended by Councillors, members of the "Friends", staff and others associated with the renovations.

Since reopening – feedback from the CHB public has been overwhelmingly positive and issues and use of the facilities have been strong.

With the reopening – the opportunity was taken to better harmonise the opening hours between Waipukurau and Waipawa including trialling extending opening hours on a

Thursday evening to 6pm. This is on a trial basis at this point with a proviso that it is either use it or lose it.

The widespread community support for this project, the assistance from many volunteers, including members of the public, "Friends", staff and family members of staff who worked after hours to set up the library in its renovated premises, all contributed to this success.

4.0 OPTIONS

Option 1

The report be received.

5.0 STATUTORY IMPLICATIONS

Local Government Act 2002

6.0 CONSULTATION

6.1 External

Clapcott Consultancy

6.2 Internal

Staff

7.0 FINANCIAL

Long Term Council Community Plan 2009/19

8.0 STRATEGIC LINKS

- LTCCP 2009/19

Kevin Brown
Corporate Services Manager