Aro Valley Community Centre upgrade Steering Group meeting notes

13 November 2017

Attending: Luke Allen, Hilary Unwin, Daniella Butterfield, Brent Efford, Teresa Gianos, Anne Cunningham (via phone)

Apologies: Rachel Griffiths, Carlos Gonzales, John Tocker

1. Site considerations and constraints summary

Reviewed aerial photo of water services to show one component of technical constraints. Also available as WCC webmaps: contours, flood zones, wind zone, ground shaking potential (liquefaction). These can be layered to show what is possible for building footprints; alternatively no go areas, risks.

Concerns that this is established and past history, and re-visiting these decisions would take time. It is recognised that not everyone remembers or knows these, so we should better communicate these as we move ahead.

Discussion about the Early Childhood Centres Policy; this policy can be further clarified in Comms. Further meetings and discussions needed.

Agreed constraints (alongside costings) can be further explained with comms and annotated diagrams for presentation.

Agreed we don’t need to show internal layouts for new build options (4&5). We do need to relate these options back to constraints and budget. Action for JTB: change display to show clear story of why options are not viable, with constraints, cost, and priorities. Suggest block diagrams with bullet points.

Presentation materials need to give care and attention to circulation, green/open space relationships to building. JTB to provide detailed dimensions of these.

1. Work scope/ updates
* JTB

Follow up with JTB to provide summary and response to feedback from community from September residency. Show progression with revision of concepts, integrate new info, and feedback for display in December.

* Anne Cunningham – Anne to revise proposal for delivery for one or two more community discussions through preliminary design. Consider how we achieve endorsement for one option. Later phases are more about informing. There can be adjunct community development activities such as a community art project, but we don’t need full residency to review plans in developed and detailed design.
* Engineer - awaiting reports
* QS

Initial concept estimates received, with two additional concepts for new construction in process. Designs are all above project budget, given exclusions of building cladding, etc. Building work assumes $2000/sq m standard, with kitchen and toilet fit-outs given separate amounts of $100K and $50K. Landscape features along the streets (i.e. Able Smith Street stairs) are also given rough estimates that contribute to the total. Caution that these estimates are not detailed, but provided by QS to assist this early phase.

Teresa noted cost escalation in construction contracts at the moment. Most WCC projects are coming back higher during tender.

We need to report back on reality of options, in December comms.

* Resource Consent – Teresa reviewing 2 proposals
* Asbestos testing – Carlos arranging quotes
* Community arts – Teresa to set up meeting with Hilary and City Arts team to help scope. Target Transpower community funding next round in April.
* Wellington Water, water resilience

Reviewed proposal for two possible water bore locations. WW can position without impact to site development. AVCC to discuss at regular committee meeting to review and suggest preferred location. Bore needs consent from Greater Wellington Regional Council, pending landowner approval (WCC).

1. Programme/Next steps
* Report back from JTB with QS – able to be done in a few weeks. Need to further confirm with JTB.
* community report back re: concept plans – In December, possible report and/or display without staffing, Loomio presence, and schedule timing within the centre.
* preliminary plan review - February
* later stages -TBD