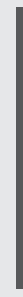


**RAKINO
ISLAND**



**COMMUNITY
HALL**



The Task

- Subsequent to the Labour Weekend 2020 Meeting, the Rakino Ratepayers Association was tasked with putting forward a practical and cost effective solution following consultation with the local community
- The two options proposed need to address the key objectives of budget, long term multi use , exposure to east sea damage & long term maintenance costs
- The following two proposed options and estimates are:
 - OPTION 1: To reconfigure the existing structure and repiling.
 - OPTION 2: New purpose built on existing site.

Rakino Island Community Hall



Eastern Wing (At Risk)



The Rakino Community Hall is located on a coastal edge. It is exposed to damage by wave action and inundation which long term threaten the very existence of this cherished community asset

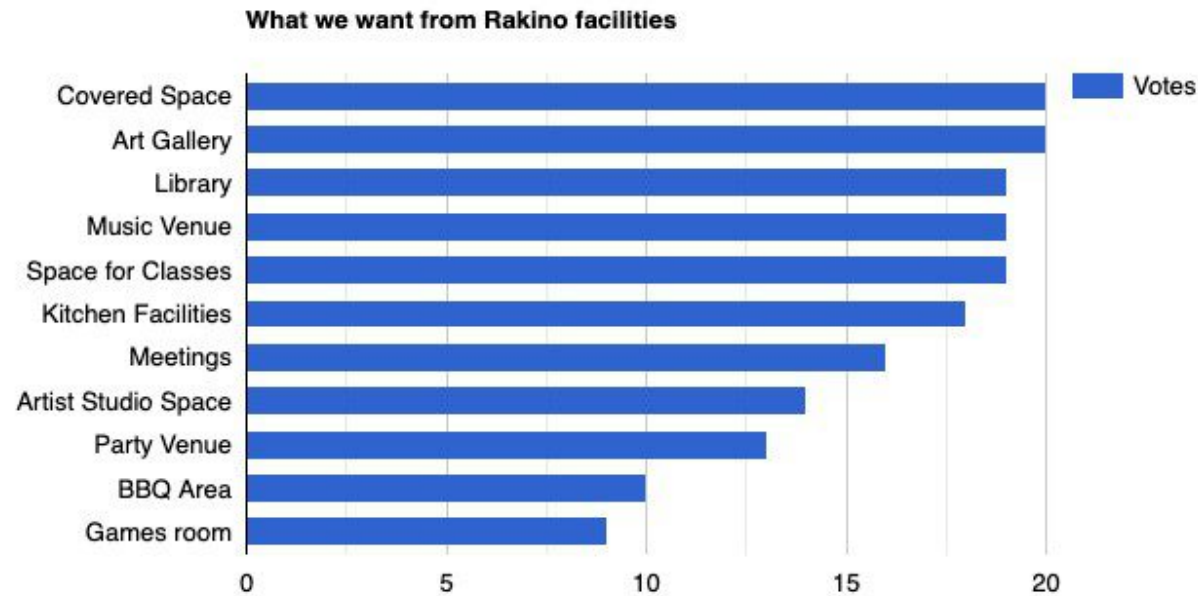
Eastern Face

By removing the eastern deck post storm Rakino Island volunteers bought the facility some time but doing nothing long term is not a viable option



Community Survey Results

Discussion with community members, along with the results of a survey about what people want and value from facilities showed that a gallery, art space, and, library, and music venue are core requirements rather than peripheral.



Courtesy of Simon and
Lisa rakino.org.nz

What do the Islanders want?

The Feedback was very clear

The Islanders do not want
less than they already have

They want...

An Activity and Library Hub



Arts and Market days



A Central Sporting Activities Hub



A Social and Entertainment Hub Indoor and Outdoor Concert Area



A Transport /Seating Hub



Parameters

- No smaller/less amenity than existing. Multipurpose
- Must meet the budget
- Retain and enhance heritage values/heritage
- Low maintenance and low tech
- Tide and storm proof
- Scale-able for flexibility of Ak Council budget outcome
- Meet Islanders connection with the iconic wharf location

Birdseye view of current Hall and Toilets



OPTION 1

1 Eastern Wing to be Dismantled/ Relocated



2 Existing Double Story Hall to Lift/Restore



To satisfy code the existing double story building needs to be lifted 450mm and repiled. Weatherboards, flooring etc would be recycled where possible.

3 Footprint of Existing and Extended Hall



The proposed extension would replace the toilet block

This would also free up wharf space where the eastern wing currently resides

Proposed 80m² West Extension

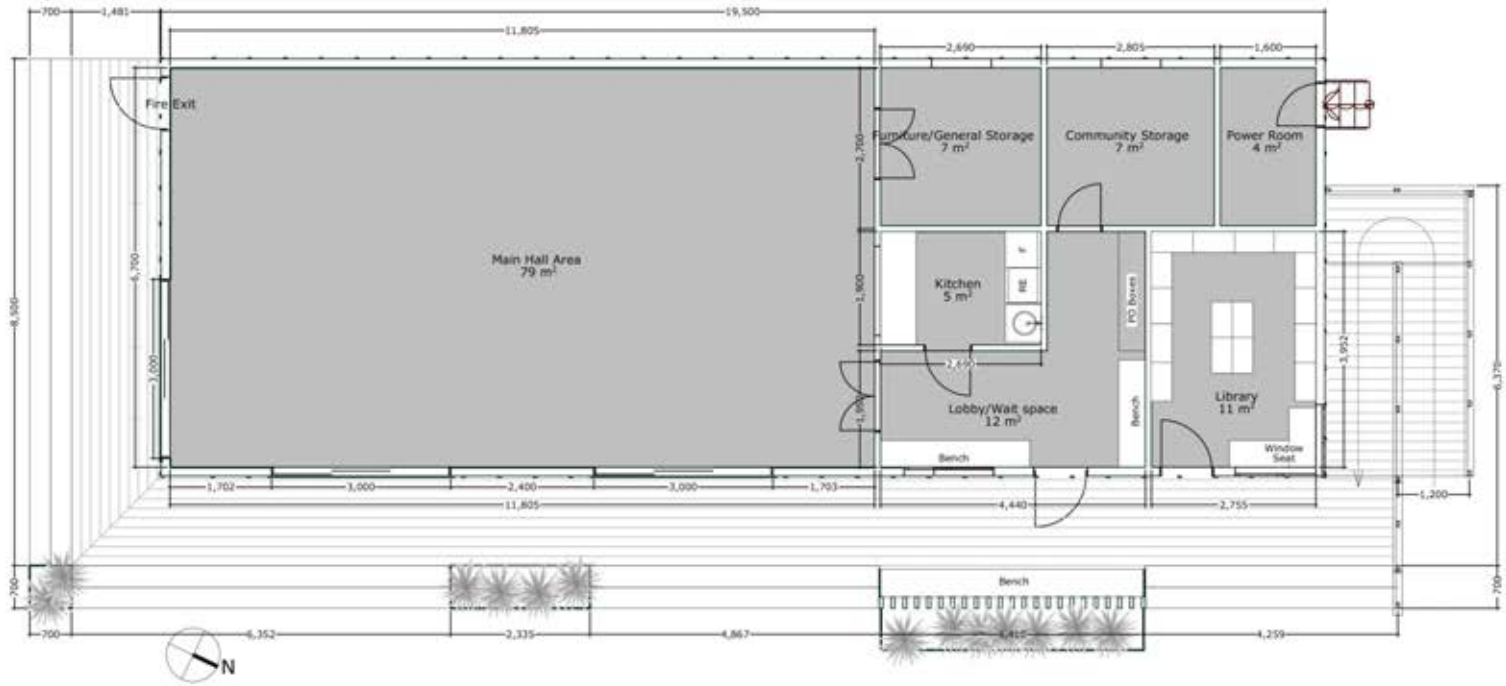


OPTION 2





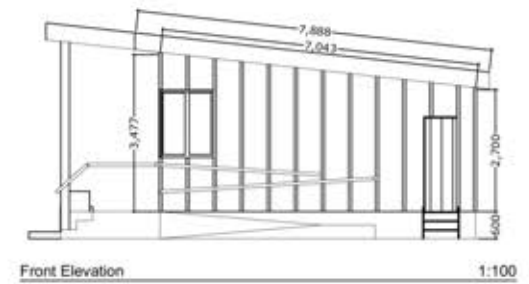
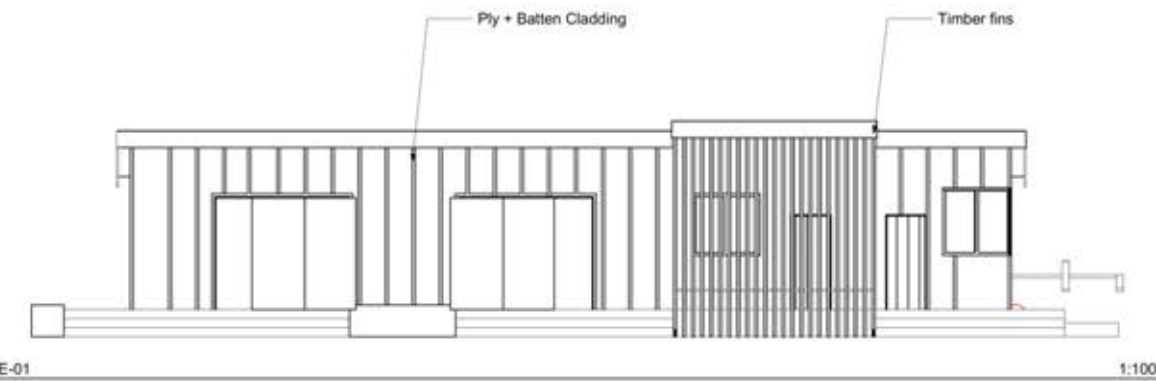
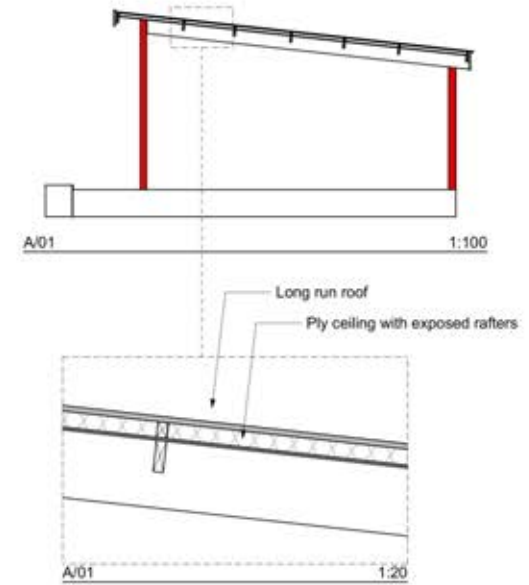
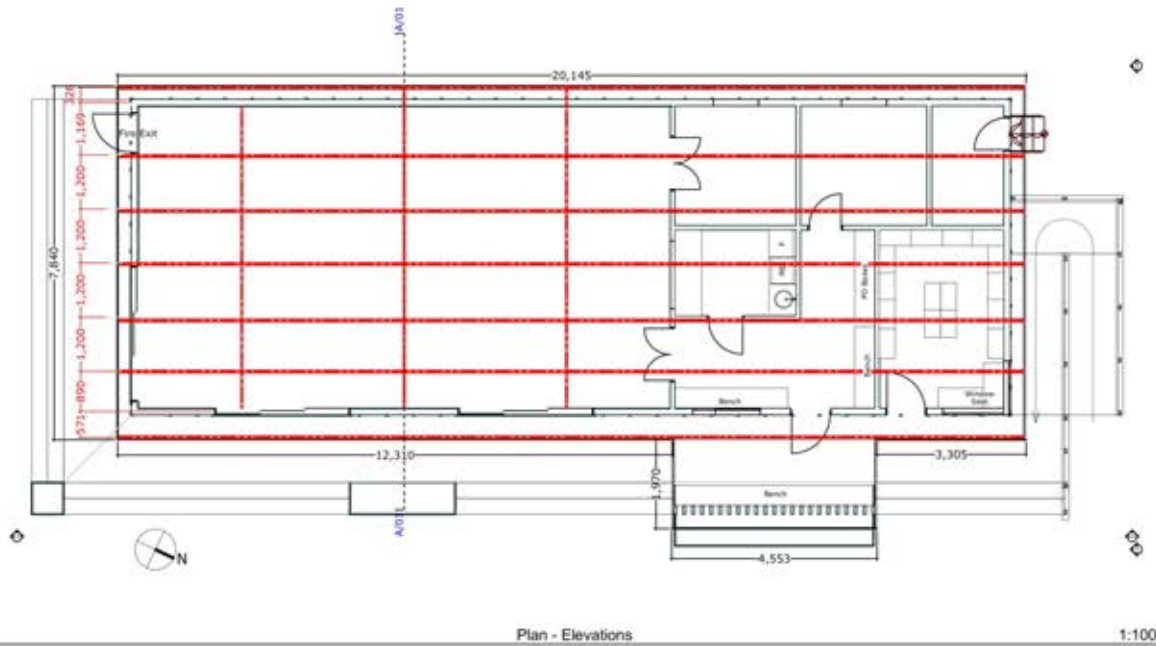


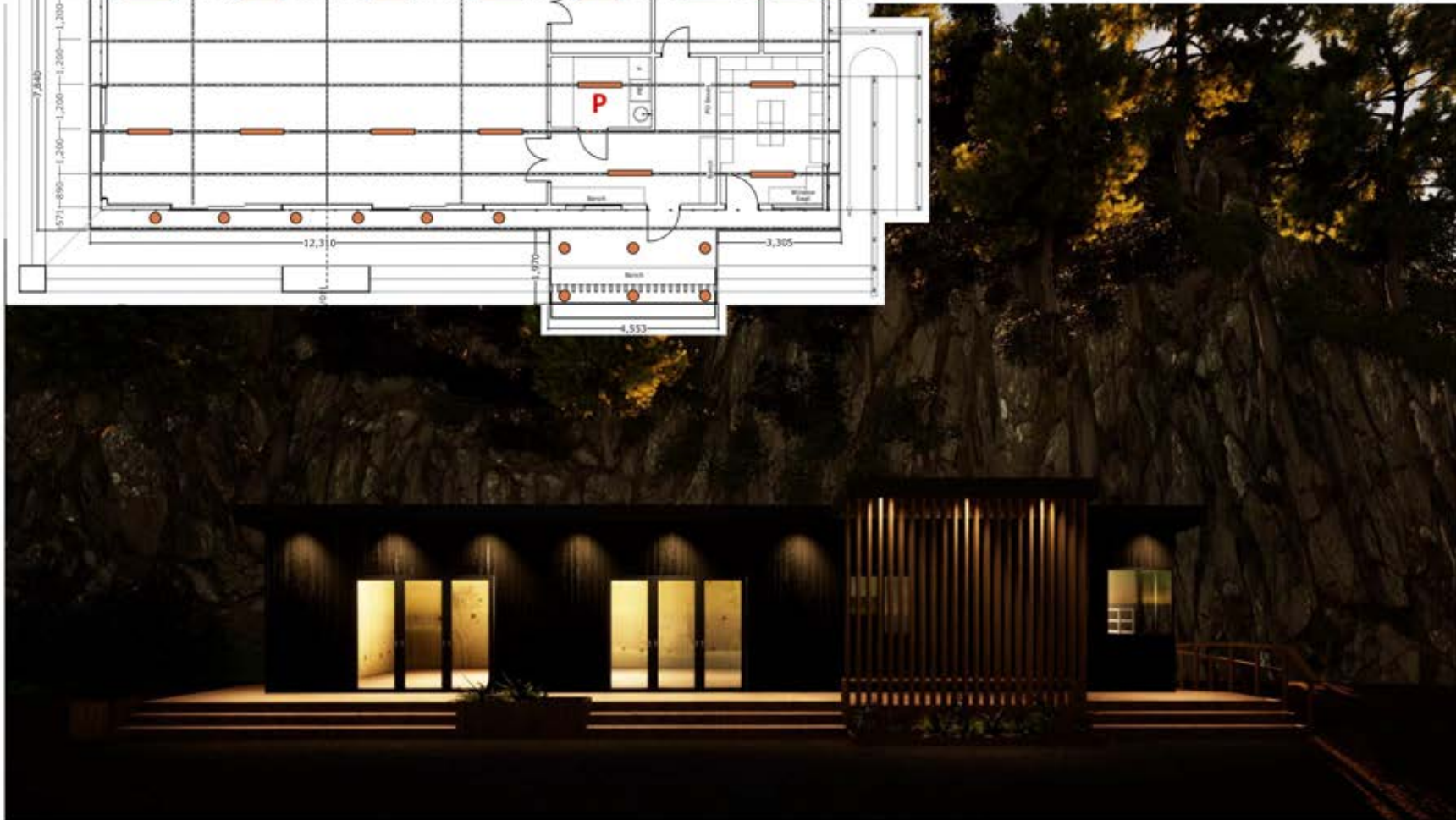
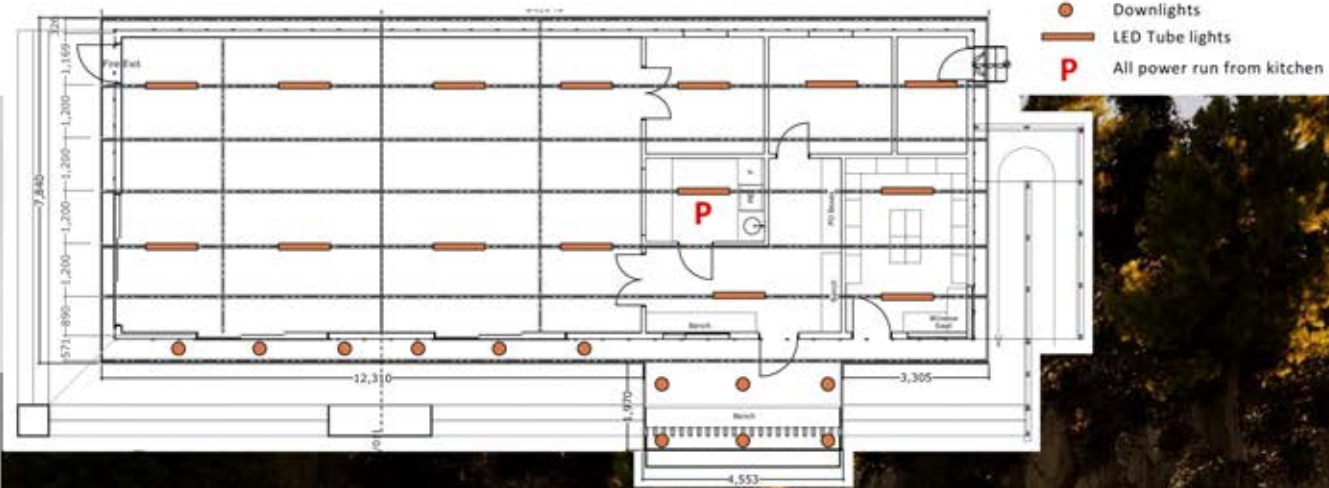


Plan

1:75







Preliminary Budget

Refurb					
Bill Ref.	Description	Quantity	Unit	Rate	Total
SITE PREPARATION					
	Lift and Shift Eastern Wing	1.00			30,000.00
SUBSTRUCTURE					
	Timber floor inc piles	131.00	m2	265.00	34,715.00
FRAME					
	Not applicable			0.00	0.00
STRUCTURAL WALLS					
	Not applicable			0.00	0.00
UPPER FLOORS					
	Existing			0.00	0.00
ROOF					
	Longrun roofing	100.00	m	95.00	9,500.00
	Roof frame	100.00	m2	175.00	17,500.00
	Roof battens	100.00	m2	45.00	4,500.00
	Thermal insulation	100.00	m2	20.00	2,000.00
	Fascia / barge	60.00	m	90.00	5,400.00
	Ply Soffit	30.00	m2	105.00	3,150.00
	Gutters	30.00	m	65.00	1,950.00
	Downpipes	7.00	m	65.00	455.00
EXTERIOR WALLS & EXTERIOR FINISH					
	Timber wall framing	150.00	m2	115.00	17,250.00
	Weatherboard	150.00	m2	145.00	21,750.00
WINDOWS & EXTERIOR DOORS					
	Reuse	0.00	0.00	0.00	0.00
STAIRS & BALUSTRADES					
	Not applicable			0.00	0.00
INTERIOR WALLS					
	Timber framed wall	120.00	m2	70.00	8,400.00
INTERIOR DOORS					
	Single door	2.00	no	1,500.00	3,000.00
	Double doors	2.00	no	2,000.00	4,000.00
FLOOR FINISHES					
	Sand & varnish	140.00	m2	65.00	9,100.00
WALL FINISHES					
	10mm ply (no finish)	250.00	m2	60.00	15,000.00
	Thermal insulation	250.00	m2	20.00	5,000.00
	Timber skirting	200.00	m	40.00	8,000.00
CEILING FINISHES					
	12mm ply (no finish)	149.00	m2	70.00	10,430.00
FITTINGS & FIXTURES					
	Kitchen inc appliances	1.00	no	10,000.00	10,000.00
	Bench seating	3.00	no	3,000.00	9,000.00
	Library shelving	1.00	no	10,000.00	10,000.00
	PO Boxes	1.00	no	7,500.00	7,500.00
SANITARY PLUMBING					
	Sanitary plumbing	1.00	sum	10,000.00	10,000.00
	BWIC	0.05	%	10,000.00	500.00
HEATING & VENTILATION SERVICES					
	Not applicable			0.00	0.00
FIRE SERVICES					
	Not applicable			0.00	0.00
ELECTRICAL SERVICES					
	Electrical services	1.00	sum	20,000.00	20,000.00
	Solar panels / batteries	1.00	sum	10,000.00	10,000.00
	BWIC	0.05	%	30,000.00	1,500.00
VERTICAL & HORIZONTAL TRANSPORTATION					
	Not applicable			0.00	0.00
SPECIAL SERVICES					
	Not applicable			0.00	0.00
DRAINAGE					
	Drainage connections	1.00	no	5,000.00	5,000.00
EXTERNAL WORKS					
	Timber decking	77.00	m2	275.00	21,175.00
	Timber balustrade	17.00	m	400.00	6,800.00
	Bench seat	1.00	no	3,000.00	3,000.00
	Timber fins	1.00	sum	5,000.00	5,000.00
	Planters / planting	3.00	no	1,750.00	5,250.00
	Make good existing	1.00	sum	7,500.00	7,500.00
SUNDRIES					
	Travel, accommodation, shipping	0.30	%	362,485.00	108,745.50
CONTINGENCY					
	Contingency - 10%	0.10	%	449,410.00	44,941.00
PRELIMINARIES					
	Preliminary & General	0.10	%	494,351.00	49,435.00
MARGIN					
	Margin - 5%	0.05	%	543,786.00	27,189.00
Subtotal					573,635.50
Adjustment					0.00
G.S.T					86,045.33
Total					659,680.83

New Build					
Bill Ref.	Description	Quantity	Unit	Rate	Total
SITE PREPARATION					
	Demolition of existing building	180.00	m2	100.00	18,000.00
SUBSTRUCTURE					
	Timber floor inc piles	131.00	m2	265.00	34,715.00
FRAME					
	Not applicable			0.00	0.00
STRUCTURAL WALLS					
	Not applicable			0.00	0.00
UPPER FLOORS					
	Not applicable			0.00	0.00
ROOF					
	Longrun roofing	179.00	m	95.00	17,005.00
	Roof frame	179.00	m2	175.00	31,325.00
	Roof battens	179.00	m2	45.00	8,055.00
	Thermal insulation	179.00	m2	20.00	3,580.00
	Fascia / barge	60.00	m	90.00	5,400.00
	Ply Soffit	30.00	m2	105.00	3,150.00
	Gutters	21.00	m	65.00	1,365.00
	Downpipes	7.00	m	65.00	455.00
EXTERIOR WALLS & EXTERIOR FINISH					
	Timber wall framing	126.00	m2	115.00	14,490.00
	Ply & batten cladding (no cavity)	59.00	m2	145.00	8,555.00
WINDOWS & EXTERIOR DOORS					
	Single glazed aluminium joinery	36.00	m2	800.00	28,800.00
STAIRS & BALUSTRADES					
	Not applicable			0.00	0.00
INTERIOR WALLS					
	Timber framed wall	82.00	m2	70.00	5,740.00
INTERIOR DOORS					
	Single door	2.00	no	1,500.00	3,000.00
	Double doors	2.00	no	2,000.00	4,000.00
FLOOR FINISHES					
	Sand & varnish	131.00	m2	65.00	8,515.00
WALL FINISHES					
	10mm ply (no finish)	290.00	m2	60.00	17,400.00
	Thermal insulation	126.00	m2	20.00	2,520.00
	Timber skirting	94.00	m	40.00	3,760.00
CEILING FINISHES					
	12mm ply (no finish)	149.00	m2	70.00	10,430.00
FITTINGS & FIXTURES					
	Kitchen inc appliances	1.00	no	10,000.00	10,000.00
	Bench seating	3.00	no	3,000.00	9,000.00
	Library shelving	1.00	no	10,000.00	10,000.00
	PO Boxes	1.00	no	7,500.00	7,500.00
SANITARY PLUMBING					
	Sanitary plumbing	1.00	sum	10,000.00	10,000.00
	BWIC	0.05	%	10,000.00	500.00
HEATING & VENTILATION SERVICES					
	Not applicable			0.00	0.00
FIRE SERVICES					
	Not applicable			0.00	0.00
ELECTRICAL SERVICES					
	Electrical services	1.00	sum	20,000.00	20,000.00
	Solar panels / batteries	1.00	sum	10,000.00	10,000.00
	BWIC	0.05	%	30,000.00	1,500.00
VERTICAL & HORIZONTAL TRANSPORTATION					
	Not applicable			0.00	0.00
SPECIAL SERVICES					
	Not applicable			0.00	0.00
DRAINAGE					
	Drainage connections	1.00	no	5,000.00	5,000.00
EXTERNAL WORKS					
	Timber decking	77.00	m2	275.00	21,175.00
	Timber balustrade	17.00	m	400.00	6,800.00
	Bench seat	1.00	no	3,000.00	3,000.00
	Timber fins	1.00	sum	5,000.00	5,000.00
	Planters / planting	3.00	no	1,750.00	5,250.00
	Make good existing	1.00	sum	7,500.00	7,500.00
SUNDRIES					
	Travel, accommodation, shipping	0.30	%	362,485.00	108,745.50
CONTINGENCY					
	Contingency - 10%	0.10	%	471,230.50	47,123.05
PRELIMINARIES					
	Preliminary & General	0.10	%	518,353.55	51,835.36
MARGIN					
	Margin - 5%	0.05	%	570,188.91	28,509.45
Subtotal					598,698.35
Adjustment					0.00
G.S.T					89,804.75
Total					688,503.10

Auckland City

2.1.2 Long-term Plan

Council develops a ten year Long-term Plan (LTP) which is reviewed every three years to allocate funding for its various activities. The ability and timeframe to implement the actions in this network plan will be dependent on the level of budget allocated in LTP processes for community facilities.

The Long-term Plan 2015-2025 outlines a tight fiscal environment for the immediate future. The council cannot afford to sustain its current community facility network and also meet the needs of a growing community. In response the council's LTP signals the following approach to community facility provision:

- Making better use of existing community facilities may mean disposing of poorly utilised or non-performing facilities in order to fund new assets and reduce on-going costs
- Implementing an Empowered Communities approach to delivering activities, including funding community groups to deliver more with local boards playing an active role in this
- Focusing new capital expenditure into locations guided by our spatial priorities and also where growth is occurring
- New Local Board discretionary capex fund which local boards may use to build council owned assets, add to an existing council project, work in partnership with an external provider or seed fund a community project. The acquisition or major upgrade of any community facility still requires governing body approval.

Voluntary Labour/Community Buy in

The more the community pitches in the further the budget will stretch



Mobilise Voluntary Consultants and Trades



Where To From Here

- Community Vote and United Front
- Waiheke Community Board
- Ak City Council Expenditure Committee



